

# H-14

October 22, 2019

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

## RECOMMENDATION:

Receive supporting documentation into the record, conclude the public hearing, and adopt a Resolution continuing the Long Beach Tourism Business Improvement Area assessment levy for the period of October 1, 2019 through September 30, 2020; and,

Authorize the City Manager, or designee, to extend the agreement with the Long Beach Area Convention and Visitors Bureau for a one-year term. (Districts 1, 2, 4, 5)

## DISCUSSION

The Long Beach Tourism Business Improvement Area (LBTBIA) was established by the City Council in 2005, allowing for the levy of an annual assessment to be paid by hotels with greater than 30 rooms in the LBTBIA. The City of Long Beach (City) contracts with the Long Beach Area Convention and Visitors Bureau (CVB) to manage the LBTBIA and the CVB Board of Directors serves as the Advisory Board to the City Council on matters related to the LBTBIA. The CVB promotes and markets Long Beach as a tourism destination using funds generated through the LBTBIA assessment.

State law governing Parking and Business Improvement Areas requires that an Annual Report be submitted to the City Council by the LBTBIA Advisory Board. On August 22, 2019, the LBTBIA Advisory Board voted to recommend to the City Council approval of the 2019-2020 LBTBIA Annual Report (Annual Report) (Exhibit A to the Resolution).

The Annual Report describes boundaries, proposed activities, and budgetary information, as well as the method and basis for continuation of the assessment. The Annual Report proposes no change to the LBTBIA boundaries or the method of levying the assessment and no significant change to proposed activities.

To continue the assessment levy, State law requires that a public hearing be held on the proposed program and assessment. At its October 8, 2019 meeting, the City Council approved Resolution No. RES-19-0148 granting approval of the Annual Report, declaring the intention of the City Council to levy the assessment, and set October 22, 2019 as the date of the public hearing. A hearing notice, including a copy of the Resolution, was published in the local media.

State law provides that the City Council hear and consider all protests against the assessment, program, boundaries of the area, and/or any benefit zone as proposed in the Annual Report. State law further provides that protests may be made orally or in writing. If written protests are received from area hotels representing 50 percent or more of the proposed assessments, the

City Council shall not levy the assessment. If protests in such quantity are directed against a specific portion of the program, the City Council shall eliminate that portion.

The Annual Report, transmitting the recommendations of the Advisory Board, proposes the following assessment rates:

**Method of Assessment**

The LBTBIA assessment will be levied on all existing and future hotel businesses with greater than 30 rooms, within the LBTBIA, based upon 3 percent of the gross short-term room rental revenue. The assessment will be collected monthly, based on 3 percent of the gross short-term room rental revenues for the previous month.

Each year, the City calculates the Consumer Price Index (CPI) and applies the CPI to various City fees on July 1. Advisory Boards may request a CPI adjustment for assessments. The LBTBIA Advisory Board has decided not to request a CPI adjustment for July 2020.

This matter was reviewed by Deputy City Attorney Amy R. Webber on September 30, 2019, and Budget Management Officer Rhutu Amin Gharib on October 3, 2019.

TIMING CONSIDERATIONS

City Council action is requested on October 22, 2019, so that FY 20 assessment transfers may be made as required by the Agreement for Funding with the CVB.

FISCAL IMPACT

It is estimated that the LBTBIA will generate \$5,925,679 in FY 20 through the proposed continuation of the assessment. Assessment funds are collected by the City on behalf of the LBTBIA through additional fees and passed directly through to the CVB for implementation of annual programs. This recommendation has no staffing impact beyond the normal budgeted scope of duties and is consistent with existing City Council priorities. There is no local job impact associated with this recommendation.

**SUGGESTED ACTION:**

Approve recommendation.

Respectfully submitted,



JOHN KEISLER  
DIRECTOR OF ECONOMIC DEVELOPMENT

APPROVED:



THOMAS B. MODICA  
ACTING CITY MANAGER

OFFICE OF THE CITY ATTORNEY  
CHARLES PARKIN, City Attorney  
411 West Ocean Boulevard, 9th Floor  
Long Beach, CA 90802

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RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LONG BEACH CONFIRMING, FOLLOWING HEARING, AN ANNUAL REPORT OF THE LONG BEACH TOURISM BUSINESS IMPROVEMENT AREA, CONTINUING THE LEVY OF ANNUAL ASSESSMENT AS SET FORTH IN SAID REPORT AND SETTING FORTH OTHER RELATED MATTERS

WHEREAS, pursuant to Section 36533 of the California Streets and Highways Code, the Long Beach Convention and Visitors Bureau has caused a Report to be prepared for October 1, 2019 through September 30, 2020 relating to the Long Beach Tourism Business Improvement Area ("LBTBIA"); and

WHEREAS, said Report contains, among other things, all matters required to be included by the above cited Section 36533; and

WHEREAS, on October 22, 2019 at 5:00 p.m., the City Council conducted a public hearing relating to that Report in accordance with Resolution No. RES-19-0148, adopted October 8, 2019, at which public hearing all interested persons were afforded a full opportunity to appear and be heard on all matters relating to the Report; and

WHEREAS, a majority protest not having been received, it is the City Council's desire to confirm the Report as originally filed and impose and continue the levy of the Annual Assessment as described in the Report;

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

Section 1. A public hearing having been conducted on October 22, 2019 at 5:00 p.m., and all persons having been afforded an opportunity to appear and be heard, the City Council hereby confirms the Report of the Long Beach Tourism Business

OFFICE OF THE CITY ATTORNEY  
CHARLES PARKIN, City Attorney  
411 West Ocean Boulevard, 9th Floor  
Lana Beach, CA 90802

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Improvement Area, previously filed and approved by Resolution No. RES-19-0148, adopted October 8, 2019, as originally filed, and declares that this resolution shall constitute the levy of the Assessment referred to in the Report for October 1, 2019 through September 30, 2020 as more specifically set forth in Exhibit "A".

Section 2. 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 \_\_\_\_\_, 2019, by the following vote:

Ayes: Councilmembers: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Noes: Councilmembers: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Absent: Councilmembers: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
City Clerk



# Exhibit A



# **2019-2020 Long Beach Tourism Business Improvement Area Annual Report**

SUBMITTED BY THE LONG BEACH CONVENTION & VISITOR'S  
BUREAU

SEPTEMBER 9, 2019

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# DISTRICT OVERVIEW

## District Background

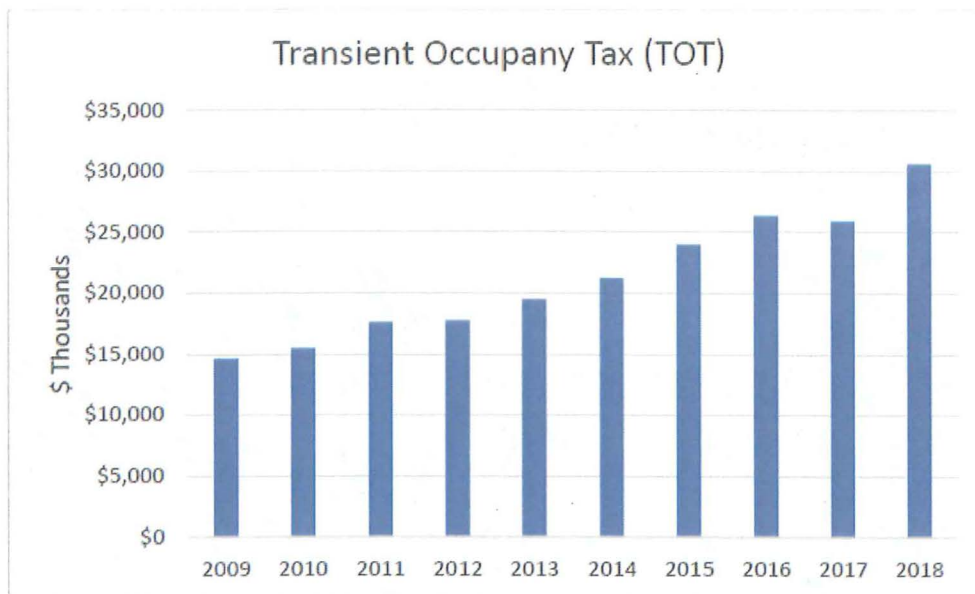
### Long Beach Convention and Visitor Bureau

The Long Beach Convention & Visitors Bureau (LBCVB) is the official tourism organization contracted by the City of Long Beach. The mission of the LBCVB is to contribute to the economic development of the City by selling, marketing and promoting Long Beach as a destination for conventions, meetings, tradeshows, and tourism.

The Long Beach Area Convention & Visitors Council, Inc. was incorporated on August 2, 1982, as a tax-exempt nonprofit organization. The Council commenced operations on October 1, 1982. Effective March 21, 1995, the Council changed its name to the Long Beach Convention & Visitors Bureau. The mission of the Bureau is accomplished through direct sales to meeting planners, publicity through meeting trades and travel publications and through marketing and promotional cooperative campaigns with the Bureau's membership, city and industry partners.

The tourism industry is one of the largest generators of revenue for the City. Recent studies indicate that overnight visitors in Long Beach generate more than \$1.17 billion in economic impact from direct spending on transportation, accommodations, dining, shopping, attractions and city taxes. \*

Data was extracted on transient occupancy taxes from the City of Long Beach to determine the total amount of spending at hotels and motels in the City of Long Beach. Transient occupancy tax revenue in the City of Long Beach totaled \$30.6 million in fiscal year 2018. Using the City's 12% transient occupancy tax rate we determined total spending at hotels and motels to be roughly \$255 million in fiscal-year 2018.\*



Source: City of Long Beach

\*Beacon Economics/City of Long Beach



Tourism has been a significant factor in the City's economy and remains subject to the fluctuations in the local, state, and national economies. The LBCVB promotes several notable neighborhoods/districts and attractions including the Aquarium of the Pacific, the Queen Mary, Long Beach Performing Arts Center, Museum of Latin American Art, Long Beach Museum of Art, Rainbow Harbor, and Carnival Cruises, and our two historic Ranchos. Both Ranchos Los Alamitos and Ranchos Los Cerritos are listed in the National Register of Historic Places and reveal our rich history and the early ranching and farming era.

Multiple aquatic offerings are also promoted including harbor cruises, whale watching, sport fishing, boating facilities, and our beaches and marinas. Our Long Beach Parks and Recreation facilities with over 170 parks and 26 community centers and one of the busiest municipal golf systems in the country with five courses is another highlight of the city.

The Long Beach Public Transit System includes a Metro Link, the Long Beach Transit buses, our free downtown area Passport Shuttle, and our water taxis - The Aquabus and The Aqualink. Long Beach is fast becoming one of the most bicycle friendly cities in America. We welcome cyclist to explore our city with more than 100 miles of bike routes and 5.5 miles of scenic beachfront. All of these facilities and services assist in us attracting millions of visitors to the city each year.

LBCVB marketing and public relations efforts also attract visitors to Long Beach to attend an array of high-profile annual events including the Acura Grand Prix, Long Beach Pride, Long Beach Marathon, POW! WOW! in addition to dozens of cultural, ethnic, and sports festivals.

The Long Beach Convention & Visitors Bureau enjoys a strong partnership with our city. Through their support, we have been able to reposition the Long Beach Convention Center which has played host to various city events, including graduations, inaugurations and other events. We have had the privilege of coordinating the swearing in ceremonies of the Mayor and other city officials, which took place at the Long Beach Convention Center on the Terrace Plaza.







This year the city hosted POW! WOW! (an international mural festival) for the 5th consecutive year. We are proud to support this organization that beautifies our city and cultivates community pride. Through this partnership, we now have nearly 100 murals landscaping our city.

Our holiday season kicks off with our annual Christmas Tree Lighting which is also organized by the LBCVB. This magical event is hosted in early December and includes an evening of festivities for the entire family. This event has grown from 400 people in our inaugural year to 5000 people last year.

### **Long Beach Convention & Entertainment Center**

The City has fostered convention business by expanding convention facilities and encouraging private sector participation. Trade shows, conventions, concerts, athletic competitions, and other events are held regularly at the Long Beach Convention & Entertainment Center (The Center), which was enlarged in 1994 to accommodate 318,000 square feet of exhibit space.

Over the past several years, the Convention Center has received monies to renovate and reposition the facility. This has helped to put Long Beach at the forefront of innovation with a new modern campus using the prestigious TED conference as a design model. This new styling, using furniture and lighting, has created an environment that encourages conventioners to network and collaborate, which is what conventions and associations are trying to achieve today with their meetings. The Center has been hailed by the meetings media as “The Convention Center of the Future.”



Long Beach was recently recognized in Convene magazine, the official magazine of PCMA (the largest professional association of meeting planners), for being ahead of the trends in meetings and events. They recently published a year-long study on the “5 Future Trends of Meetings” and wrote a 13-page “white paper” (see attached) which shined a spotlight on The Center for embracing and providing facilities that fulfill the trends they “uncovered” in this study.

The concept of “turnkey” spaces has resulted in a surge of new business for The Center, including groups that could not use Long Beach before the addition of the larger spaces including the Pacific Ballroom, Terrace Plaza, and the Cove. The repositioning is helping Long Beach to become more competitive as it contends with similarly sized convention centers in cities such as Portland, San Jose, Denver, and Phoenix. Long Beach has also been successful in pulling groups from much larger centers such as Los Angeles, Anaheim, and San Diego.

Keeping with that trend, the pictures on the following pages feature our newest space being activated at the Convention Center adjacent to Bogart & Company. We commissioned POW! WOW! painter, Esau, to complete a mural for us in what used to be a non-descript corridor leading to the Exhibit Halls. We now have two POW! WOW! paintings that can be viewed from the Beverly O’Neill Theater which adds to the theater ambiance as well as the transit spaces.

Both the Long Beach Convention Center and Long Beach Convention & Visitors Bureau won the Stella Award for the third consecutive year. The Center won the “gold” award and the LBCVB won the “silver” award, both for the “Best in the West” title. Long Beach beat out San Diego, Los Angeles, Anaheim, and San Francisco, etc. This award is presented by Successful Meetings and Meetings and Conventions magazines, two of the top industry trade publications. The winners were nominated and voted on by professional meeting planners. These awards will be made public in November via these publications.









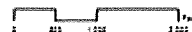




## City of Long Beach

### Long Beach Tourism - Airport Business Improvement Area (BIA)

As of March 2016



City of Long Beach Department of Planning & Information Services, GIS Data, Survey Department, 2016

### Proposed Changes

There are no proposed changes to the district boundaries.

## District Advisory Board

Imran Ahmed – Chairman and Executive Committee Member- General Manager – Marriott Long Beach  
Larry Black – Vice Chair & Executive Committee Member – Owner, Varden Hotel  
Bill Collier – Executive Committee Member – Golden Shore RV Park  
Larry Jackson – Executive Committee Member - Secretary  
John Jenkins – Executive Committee Member – COO, Eagle Hospitality, REIT Urban Commons LLC  
Mooyon Kim – Executive Committee Member - General Manager – Holiday Inn LB Airport  
Jane Netherton – Executive Committee Member - Chief Financial Officer  
Bill Rouse – Executive Committee Member – General Manager – Long Beach Yellow Cab

Renato Alesiani – General Manager – Breakers Hotel  
Terry Antonelli – CEO – Del L’Opera Restaurant Group  
Jon Benson – General Manager – Hyatt Regency & Hyatt Centric  
Greg Bombard – CEO/President – Catalina Express  
Swietlana Cahill – General Manager – Hilton Long Beach  
Marcelle Epley – President & CEO – Long Beach Community Foundation  
Greg Guthrie – General Manager – Hotel Maya a Double Tree by Hilton  
Todd Lemmis – Founding Partner – Pacific6 Enterprises  
Mac McCann – General Manager – Residence Inn by Marriott  
Silvano Merlo – General Manager – Courtyard LB Downtown  
Jim Michaelian – President & CEO – Grand Prix Association of Long Beach  
Wilkin Mes – Director, Cruise Terminal/Commercial Operations Carnival  
John Morris – General Manager – Boathouse on the Bay  
Ron Nelson – Executive Director – Long Beach Museum of Art  
Dennis Patel – Owner – Travelodge Convention Center  
Hitu Patel – Owner – Roadway Inn & Best Western  
Courtney Russell – General Manager – Long Beach Residence Inn  
Pam Ryan – General Manager – Renaissance Long Beach  
Dr. Jerry Schubel – President & CEO – Aquarium of the Pacific  
John Thomas – Audit Committee Member – Art Deco Dimensions  
John Thompson – General Manager – Westin Long Beach

## District Personnel

Steve Goodling – President & CEO  
Joseph Jenci – Senior VP Sales/Services  
Kenya Stamps – Associate Vice President Sales  
Barbi Ajemian, CMP – Vice President, Convention Services  
Jeff Forney – VP of Marketing/Membership & Special Projects  
Loren Simpson – Director of Digital Communications  
Bob Maguglin – Director of Public Relations  
Cindy Robbins – Controller



# ASSESSMENT

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## Methodology

2019 – 2020 The Long Beach Tourism assessment shall be levied on all hotel businesses, existing and future, with greater than thirty (30) rooms, within the area based upon three percent (3%) of the gross short term room rental revenue. The assessment will be collected monthly, based on three percent (3%) of the gross short term room rental revenues for the previous month. New hotel businesses within the boundaries will not be exempt from the levy assessment pursuant to Section 36531 (of the California Streets and Highways Code).

## Proposed Changes

There are no proposed changes to the method and basis of levying the assessment.

## CPI Adjustments

A Consumer Price Index Adjustment is not being requested at this time.



# BUDGET

## Projected Budget

### PBIA

Long Beach Area Convention & Visitors Bureau  
Budget 19/20 vs Forecast June 18/19

#### Revenue

PBIA funds are budgeted \$75,000 over prior year due to the opening of the StayBridge Suites at Holiday Inn.

#### Expenses

Personnel is budgeted \$60,000 over current year. This represents a 3% salary increase for staff.

Fam Tours are budget \$13,000 under prior as we budgeted an additional fam this year that didn't materialize.

Trade & Consumer Advertising is budgeted \$226,000 over prior year as monies were reallocated from TOT.

Travel and Entertainment is budgeted \$22,000 over current budget as more monies have been allocated next year for site visits and a Northern California Mission.

Support Marketing is budgeted \$80,000 over current year. The amounts needed in the current year for Convention Center promo funds did not materialize but based on the current booking schedule we do expect the promo fund needs will increase slightly

|                                    | <i>PBIA</i> |               | Variance |
|------------------------------------|-------------|---------------|----------|
|                                    | 2019/2020   | 2018/2019     | to prior |
|                                    | Budget      | June Forecast | Budget   |
| <b>Revenue</b>                     |             |               |          |
| PBIA                               | 5,925,679   | 5,850,679     | 75,000   |
| <b>Total Revenues</b>              | 5,925,679   | 5,850,679     | 75,000   |
| <b>Expenses</b>                    |             |               |          |
| Personnel                          | 2,165,946   | 2,105,142     | 60,804   |
| Fam Tours                          | 85,000      | 98,358        | (13,358) |
| Trade Shows                        | 12,000      | 12,000        | -        |
| Conv/Meeting & Leisure Travel      |             |               |          |
| Advertising & Public Relations     | 2,170,427   | 1,944,517     | 225,910  |
| Gifts                              | 0           |               | -        |
| Special Projects                   | 165,000     | 175,000       | (10,000) |
| Travel & Entertainment Out of Town | 459,506     | 448,597       | 10,909   |
| Travel & Entertainment In Town     | 164,100     | 152,948       | 11,152   |
| Support Marketing                  | 703,700     | 623,700       | 80,000   |
| <b>Total Expenses</b>              | 5,925,679   | 5,560,262     | 365,417  |
| <b>Net Change to Assets</b>        | 0           | 290,417       | -290,417 |

## Surplus or Deficit Carryover

No business improvement area assessment revenues will be carried over from the previous fiscal year.

## Contributions from Other Sources

Long Beach Area Convention & Visitors Bureau  
Budget 19/20 vs Forecast June 18/19  
**TOTAL**

### Revenue

The contract with the City will be increased by \$100,000.

PBIA funds are budgeted \$75,000 over prior year due to the opening of the StayBridge Suites at Holiday Inn.

### Expenses

Personnel is budgeted \$190,000 over current year. This represents a 3% salary increase for staff of approximately \$110,000. In addition, we added an extra sales position.

Fam Tours are budget \$12,000 under prior as we budgeted an additional fam this year that didn't materialize.

Trade Shows are budgeted \$32,000 under prior year as we were able to take advantage of some early bird specials for next year.

Trade & Consumer Advertising is budgeted \$152,000 over prior year due to increased leisure travel spending in Los Angeles Magazine and content on the website.

Travel and Entertainment is budgeted \$25,000 over current year as we have deployed more salespeople to remote markets and have planned more for a Northern California Mission.

Support Marketing is budgeted \$51,000 over current year. The amounts needed in the current year for Convention Center promo funds did not materialize but based on the current booking schedule we do expect the promo fund needs will increase slightly

|                                    | <b>TOTAL</b> |               | Variance  |
|------------------------------------|--------------|---------------|-----------|
|                                    | 2019/2020    | 2018/2019     | to prior  |
| <b>Revenue</b>                     | Budget       | June Forecast | Forecast  |
| City Funds                         | 5,058,676    | 4,958,676     | 100,000   |
| Memberships                        | 300,000      | 299,466       | 534       |
| Airport Marketing                  | 130,000      | 127,000       | 3,000     |
| Digital Adv Boards                 | 65,000       | 55,875        | 9,125     |
| PBIA                               | 5,925,679    | 5,850,679     | 75,000    |
| Interest Income                    | 0            | 7             | (7)       |
| Concierge Desk/Visitor Centers     | 7,000        | 7,000         | -         |
| <b>Total Revenues</b>              | 11,486,355   | 11,298,703    | 187,652   |
| <b>Expenses</b>                    |              |               |           |
| Personnel                          | 5,142,610    | 4,952,367     | 190,243   |
|                                    |              | 0             |           |
| Fam Tours                          | 254,000      | 266,521       | (12,521)  |
| Trade Shows                        | 299,980      | 332,266       | (32,286)  |
| Conv/Meeting & Leisure Travel      |              |               |           |
| Advertising & Public Relations     | 2,436,446    | 2,283,753     | 152,693   |
| Gifts                              | 100,000      | 98,645        | 1,355     |
| Special Projects                   | 352,000      | 352,000       | -         |
| Travel & Entertainment Out of Town | 592,006      | 576,851       | 15,155    |
| Travel & Entertainment In Town     | 445,700      | 436,134       | 9,566     |
|                                    |              | 0             |           |
| Support Marketing                  | 874,800      | 823,546       | 51,254    |
|                                    |              | 0             |           |
| Visitor Centers                    | 55,000       | 56,892        | (1,892)   |
|                                    |              | 0             |           |
| Administrative Expenses            | 933,813      | 940,528       | (6,715)   |
| Allocated Reserve                  | 0            | 179,200       | (179,200) |
| <b>Total Expenses</b>              | 11,486,355   | 11,298,703    | 187,652   |
| <b>Net Change to Assets</b>        | 0            | -             | -         |

Long Beach Area Convention & Visitors Bureau  
Budget 19/20 vs Forecast June 18/19  
**TOT**

**Revenue**

The contract with the City will be increased by \$100,000.

**Expenses**

Personnel is budgeted \$129,000 over current year. This represents a 3% salary increase for staff of approximately \$50,000. In addition, we added an extra sales position.

Trade Shows are budgeted \$32,000 under prior year as we were able to take advantage of some early bird specials for next year.

Trade & Consumer Advertising is budgeted \$73,000 under prior year as monies were reallocated to the PBIA line items.

Support Marketing is budgeted \$28,000 under current year due to the reduced need for additional research that was conducted this year.



**TOT**

|                                    | 2019/2020<br>Budget | 2018/2019<br>June Forecast | Variance<br>to prior<br>Budget |
|------------------------------------|---------------------|----------------------------|--------------------------------|
| <b>Revenue</b>                     |                     |                            |                                |
| City Funds                         | 5,058,676           | 4,958,676                  | 100,000                        |
| Memberships                        | 300,000             | 299,466                    | 534                            |
| Airport Marketing                  | 130,000             | 127,000                    | 3,000                          |
| Digital Adv Boards                 | 65,000              | 55,875                     | 9,125                          |
| Interest Income                    | 0                   | 7                          | (7)                            |
| Concierge Desk/Visitor Centers     | 7,000               | 7,000                      | -                              |
| <b>Total Revenues</b>              | <b>5,560,676</b>    | <b>5,448,024</b>           | <b>112,652</b>                 |
| <b>Expenses</b>                    |                     |                            |                                |
| Personnel                          | 2,976,664           | 2,847,225                  | 129,439                        |
| Fam Tours                          | 169,000             | 168,163                    | 837                            |
| Trade Shows                        | 287,980             | 320,266                    | (32,286)                       |
| Conv/Meeting & Leisure Travel      |                     |                            |                                |
| Advertising & Public Relations     | 266,019             | 339,236                    | (73,217)                       |
| Gifts                              | 100,000             | 98,645                     | 1,355                          |
| Special Projects                   | 187,000             | 177,000                    | 10,000                         |
| Travel & Entertainment Out of Town | 132,500             | 128,254                    | 4,246                          |
| Travel & Entertainment In Town     | 281,600             | 283,186                    | (1,586)                        |
| Support Marketing                  | 171,100             | 199,846                    | (28,746)                       |
| Visitor Centers                    | 55,000              | 56,892                     | (1,892)                        |
| Administrative Expenses            | 933,813             | 940,528                    | (6,715)                        |
| Allocated Reserve                  |                     | 179,200                    |                                |
| <b>Total Expenses</b>              | <b>5,560,676</b>    | <b>5,738,441</b>           | <b>(177,765)</b>               |
| <b>Net Change to Assets</b>        | <b>0</b>            | <b>-290,417</b>            | <b>290,417</b>                 |

# Long Beach Tourism Business Improvement Area Program

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## 2019 – 2020 Program

### Program Area 1 - Sales

#### Trade Shows

For fiscal 2019/2020, the sales department is scheduled to participate in 26 targeted trade shows and industry events in both the local and national markets. For fiscal 2018/2019, we will have attended 24 shows and events by year end. This coming year we will continue our larger presence at IMEX due to the size and scope of the show. We have also added Cvent Connect, E-Sports, Destination Showcase and Destination Celebration based on attendance of planners at these newer shows. We have evaluated the ROI and popularity with planners and made the decision to eliminate Springtime in the Park, Connect and a couple other smaller shows. All of the major trade shows in the 2019/2020 fiscal year will take place on the West Coast and the majority in Las Vegas. This will help with the expenses due to the cost of airfare and hotel accommodations.

#### Partnerships

We will continue our preferred partnership agreements with Helms Briscoe, Conference Direct, and Maritz/Experient, allowing us to attend their annual conferences and additional industry events. With clients continued use of third parties for sourcing, we will ensure the city is represented in this important sector.

#### Sales Missions

Given the success of our sales missions and the importance of bringing the community to our clients, we have budgeted for four sales missions to include: Washington DC, Chicago, Colorado and San Francisco this year, along with the Southern CA client luncheon event in Orange County. We will continue to have Amy Blackman as a guest speaker at the Orange County Luncheon and the San Francisco, Colorado and Chicago Missions. This will complete the future trends presentation to our top three feeder markets and one emerging market.

#### Hosted Fams

For 2020, we will once again host clients for the Acura Grand Prix of Long Beach Fam. The ability to bring almost 100 planners and their guests to the city and demonstrate its ability to conduct large events such as this is tremendous exposure. We will continue to develop events locally in Long Beach for the Southern California planners and open them up to a national audience when appropriate.

## Sales Deployment

For 2019/2020 we have re-deployed our Southern California market segment to include two in-house sellers responsible for uncovering new single hotel business/bookings. Additionally, there will be increased sales coverage in the DC metro area covering our number two feeder market. Lastly, we have deployed a Senior Sales Director against the Colorado market which is a preferred location in the West for Third Parties, Associations and Corporate Headquarters.

| Long Beach Convention & Visitors Bureau Trade Show and Sales Mission Calendar Fiscal 2019/2020 |                  |                   |                               |                         |
|--|------------------|-------------------|-------------------------------|-------------------------|
| Event  | DATES            | LOCATION          | CVB Stakeholder(s)            | HOTEL PARTICIPATION     |
|  | October 2019     |                   |                               |                         |
| Denver Trade Mission Luncheon  | TBD              | Cherry Creek, CO  | Jenn, Kenya                   | Non-Participation Event |
| OC Trade Mission Luncheon  | October 10, 2019 | Costa Mesa        | Susan, Heather, Megan, Kenya  | Non-Participation Event |
| CVB Reps   | TBD              | TBD               | Anne                          | Non-Participation Event |
|  | November 2019    |                   |                               |                         |
| Northern CA Sales Mission  | Nov TBD          | San Francisco, CA | Marykay, Joseph               | Participating Event     |
| Chicago Sales Mission  | Nov 11-15        | Chicago, IL       | Tammy, Joseph                 | Participating Event     |
|  | December 2019    |                   |                               |                         |
| IAEE   | Dec 3-5          | Las Vegas, NV     | Kenya (with Kandy)            | Non-Participation Event |
| CVB Rep  | TBD              | TBD               | Anne                          | Non-Participation Event |
| CVB Rep  | TBD              | Washington DC     | Art, James, Troy, Larry       | Non-Participation Event |
| CalSAE Seasonal Spectacular  | Dec 16-17        | Sacramento, CA    | Marykay (with John)           | Participating Event     |
| Connect DC   | Dec 16-17        | Washington DC     | Art, Troy                     | Non-Participation Event |
| Holiday Showcase   | Dec 19           | Chicago, IL       | Tammy                         | Participating Event     |
|  | January 2020     |                   |                               |                         |
| PCMA   | Jan 5-8          | San Francisco, CA | Joseph, Larry, James, Marykay | Non-Participation Event |
| IPEC (included in ad buy)  | Jan 26-29        | St Pete Beach, FL |                               | Non-Participation Event |
| Southwest Showcase   | Jan 29           | Austin, TX        | Mary Jane                     | Non-Participation Event |
|  | February 2020    |                   |                               |                         |



|  |                |                          |                                  |                         |
|--|----------------|--------------------------|----------------------------------|-------------------------|
| Destination Showcase                     | Feb 5          | Washington DC            | Larry, Art, James, Troy, Joseph  | Non-Participation Event |
|  | March 2020     |                          |                                  |                         |
| CVB Rep                                  | TBD            | TBD                      | Anne                             | Non-Participation Event |
| Experient Envision                       |                | Los Angeles, CA          | James, Tammy                     | Non-Participation Event |
| MPI NCC                                  | March 24       | San Francisco, CA        | Marykay                          | Participating Event     |
|  | April 2020     |                          |                                  |                         |
| Destination California                   | TBD            | TBD                      | Susan                            | Non-Participation Event |
| Destination Celebration                  | TBD            | Minneapolis              | Jenn                             | Non-Participation Event |
| CalSAE - Elevate                         | Apr 27-29      | Santa Rosa, CA           | MaryKay                          | Non-Participation Event |
|  | May 2020       |                          |                                  |                         |
| Conference Direct Annual Partner Meeting | May 3-7        | Las Vegas, NV            | Joseph, Anne                     | Non-Participation Event |
| HelmsBriscoe Annual Business Conference  | May 19-21      | Las Vegas, NV            | Susan, Kenya                     | Non-Participation Event |
| Destinations West                        | May 19-21      | Colorado Springs, CO     | Jenn                             | Non-Participation Event |
|  | June 2020      |                          |                                  |                         |
| CVB Rep                                  | TBD            | TBD                      | Anne                             | Non-Participation Event |
| Cvent Connect                            | June 15-18     | Las Vegas, NV            | Mary Jane, Anne                  | Non-Participation Event |
| E-Sports                                 | June 26        | Arlington, TX            | Heather                          | Non-Participation Event |
| DC Sales Mission                         | TBD            | Washington, DC, Virginia | Art, Troy, James, Larry, Joseph  | Participating Event     |
|  | July 2020      |                          |                                  |                         |
| Destinations International (DMAI)        | TBD            | TBD                      | Steve, Joseph, Kenya             | Non-Participation Event |
|  | August 2020    |                          |                                  |                         |
| ASAE                                     | Aug 8-11       | Las Vegas, NV            | Tammy, James, Troy, Art          | Non-Participation Event |
|  | September 2020 |                          |                                  |                         |
| IMEX                                     | Sept 14-17     | Las Vegas, NV            | James, MaryJane, Joseph, Marykay | Non-Participation Event |

## Program Area 2 – PR/Marketing Plan Overview

As for Marketing, Long Beach will be in eight key convention & meeting publications with over 2.1 million impressions. Also, Long Beach will be in five key consumer publications with over 16 million impressions

In addition, Social Media has grown solidly year-over-year. For Facebook, Twitter and Instagram, we've seen an increase of over 70% across our leisure handle (@visitLB) and our convention center handle (@LBconventionctr). More investment and time are being made for these channels. In terms of our website, organic traffic is up 85%, organic search 61% and over all site visits are up 57% over last year. Sessions to blogs, curated for the leisure traveler are up 406% over last year.

Furthermore, our retained Public Relations firm, DCI, has produced well for Long Beach this year with great placements both digitally and in print, including a recent placement in the New York Times. Overall, they helped secure 382 placements, resulting in over 5 million impressions for a circulation of over 44.1 million.

3. If it finds that conditions and/or modifications of the use will be ineffective in eliminating the adverse activities, the Planning Commission, or City Council on appeal, shall revoke only the nonconforming rights to the use;
4. Continuation of any use after abandonment or revocation pursuant to this Subsection shall constitute a violation of this Chapter and shall be penalized as provided for in Section 21.10.080.

(Ord. C-7663 § 5, 1999)

### 21.27.060 - Expansion.

A nonconforming use or structure may not be expanded or altered in any way so as to increase that nonconformity, except as follows:

- A. **Uses permitted by CUP or AUP.** Any use which was originally established in a zone district by right and has since been reclassified as a discretionary use in that district shall obtain an administrative use permit or a conditional use permit prior to expansion of the use or any structure related to the use. An application to change an alcoholic beverage license to expand the range of beverages sold shall be considered an expansion of that use.
- B. **Conforming nonresidential uses with nonconforming parking.** A conforming nonresidential use with nonconforming parking may be expanded or intensified, as long as parking is provided for the expansion or intensification in accordance with current parking standards. The required number of spaces shall be calculated based on the additional square feet of new construction or other applicable unit of measurement.
- C. **Nonconforming residential uses.**
  1. **Maximum expansion.** A nonconforming residential use (i.e., that exceeds the allowable density for the zone, or is located in a zone that does not permit residential uses) may expand up to two hundred fifty (250) square feet per unit.
  2. **Parking.** Any expansion beyond two hundred fifty (250) square feet per site of cumulative addition shall require one (1) additional conforming parking space for each additional two hundred fifty (250) square feet. For single-family dwellings outside the parking impacted areas, no additional parking shall be required on sites with driveways twenty feet (20') or more in length.
  3. **Development standards.** The expansion shall be consistent in style and materials with the existing building, and shall conform to the current development standards of the zone.
- D. **Conforming residential use with nonconforming parking.** A residential use with nonconforming parking may be expanded as follows:
  1. **Demolition of nonconforming parking.** Nonconforming parking demolished during remodeling or additions may be replaced with new parking of equal size or a more conforming size. The new parking shall provide for the best feasible turning radius. For the purposes of this Section, "best feasible turning radius" means the most conforming turning radius that may be created by relocating the new parking on the lot up to the point it conflicts with the existing building.
  2. **Addition of new dwelling unit.** The addition of new dwelling units on a lot shall require the provision of additional parking spaces for the new dwelling units as well as existing units if substandard in parking in accordance with the standards for new construction.
  3. **Expansion of existing dwelling unit.** A residential use with nonconforming parking may be expanded by up to two hundred fifty (250) square feet after July 1, 1989, without providing additional parking. Expansion beyond two hundred fifty (250) square feet per site of cumulative addition shall require one (1) additional conforming parking space for each



additional two hundred fifty (250) square feet. However, for single-family dwellings outside the parking impacted areas, no additional parking shall be required on sites with driveways twenty feet (20') or more in length.

**E. Nonconforming commercial, institutional and park uses.**

1. **General.** Nonconforming uses shall not be expanded to occupy a greater area of land or building than was occupied at the time the use or structure became nonconforming.

**F. Nonconforming industrial uses.**

1. **General.** Nonconforming industrial uses shall not be expanded to occupy a greater area of land or building than was occupied at the time the use or structure became nonconforming.
2. **Machinery and equipment.** Nonconforming machinery and equipment requiring a building permit may be relocated within the site or replaced with machinery or equipment of equal size or capabilities. The number of machines or equipment, the size of the machines or equipment, or the capabilities of the machines or equipment to do heavier work may not be expanded.
3. **Outside uses.** Outside nonconforming equipment and machinery may be relocated or altered, provided the equipment or machinery is not relocated any closer to the nearest residential district.
4. **Volumes.** Increased sales, production or throughput volume shall not be considered as an expansion, provided the use does not expand to occupy additional land or another building.

(ORD-05-0037 § 1, 2005; Ord. C-7663 § 5, 1999)

**21.27.065 - Interior alteration to residential uses with nonconforming parking to create additional bedrooms.**

- A. **Single-family residential.** Interior alteration to create additional bedrooms is prohibited unless parking is provided in compliance with the requirements in Section 21.41. However, for single-family dwellings outside the parking impacted areas, as those areas are defined in Resolution C-24607 or any successor resolution, no additional parking shall be required on sites with driveways twenty feet (20') or more in length.
- B. **Multifamily residential.** Interior alteration to create additional bedrooms is prohibited unless parking is provided in compliance with the requirements in Section 21.41.

(ORD-09-0004, § 1, 2009; ORD-05-0037 § 2, 2005)

**21.27.070 - Change in use.**

A nonconforming use may be changed to a conforming use, and may be changed to another nonconforming use if the use or structure housing the nonconforming use has not been abandoned for twelve (12) months (see Section 21.15.030) or the structure has not been demolished (see Section 21.15.750), as follows:

- A. **To a CNP permitted use.** An existing nonconforming nonresidential use may change to a CNP (neighborhood pedestrian) permitted use.
- B. **To another nonconforming use with an administrative use permit.** An existing nonconforming use may be changed to another nonconforming use if an administrative use permit is granted as provided for in this Title and provided:

1. A special building inspection is conducted to ensure the building conforms or can be repaired to conform to minimum building, plumbing, fire, housing, electrical and earthquake code provisions as necessary to protect public health and safety; and
  2. The change of use is necessary to avoid an unnecessary hardship on the property owner due to the condition of the structure, the value of the property or the potential economic life of the building; or
  3. The change of use will allow a designated City landmark to be economically productive, thus extending the life of the structure, as long as the proposed use and rehabilitation are approved by the Cultural Heritage Commission; and
  4. The change of use will provide a service or will be beneficial to the neighborhood, and will more closely conform to the zoning of the site than the existing use.
- C. **Change of use with nonconforming parking.** A use with nonconforming parking may change to another use without adding parking except:
1. If the new use would require more parking than the existing use. Then, in order to establish the new use, the applicant must add parking equal to the difference between the parking requirement of the existing use and the new use (net change in parking intensity); and
  2. If the new use is a limousine service or a fleet service/company vehicle operation, the applicant must bring the parking up to current new construction parking standards.

(Ord. C-7663 § 5, 1999)

### **21.27.090 - Restoration.**

Any building containing a nonconforming use or any nonconforming structure may be repaired and restored to its nonconforming state if the need for repairs or restoration shall be the result of fire, explosion, earthquake, imminent public hazard, acts of terrorism, sabotage, vandalism, warfare or abatement of earthquake hazard in accordance with City regulations. Such restoration shall comply with the following conditions:

- A. **Level of restoration.** The damaged use or structure may be repaired or rebuilt to the area and footprint of the previous use or structure. Alternatively, the use or structure may be repaired or rebuilt to a more conforming area or footprint.
- B. **Additional floor area added.** If during restoration and/or reconstruction additional floor area is added, the use or structure shall abandon its nonconforming status.
- C. **Time limit.** The repairs must be commenced within one year of the event causing damage to the use or structure, and the repairs must be diligently pursued until completed.

(Ord. C-7663 § 5, 1999)

### **21.27.110 - Special uses and structures.**

Nothing in this Chapter shall prohibit the establishment of special regulations for specific nonconforming uses and structures regulated by other Sections of the Zoning Code. Such regulations may provide for the retirement or amortization of those specific uses and structures.

(Ord. C-7663 § 5, 1999)



### **21.27.130 - Historic landmark and landmark district exemption.**

Any building, structure, or lot designated as a historic landmark or contributing building, structure, or lot located within a designated landmark district established under Chapter 2.63 of this Code, shall be exempted from restrictions of this Chapter relating to restoration (Section 21.27.090), interior alteration to residential uses with nonconforming parking to create additional bedrooms (Section 21.27.065), expansion (Section 21.27.060), and maintenance (Section 21.27.040), provided that any use or construction plans are approved with a certificate of appropriateness issued in accordance with Section 2.63.080.

(Ord. C-7729 § 3, 2001; Ord. C-7663 § 5, 1999)

### **21.27.150 - Amortization—Adult entertainment.**

After May 18, 1996, no person shall cause or permit the continued operation, maintenance or use of a lot, building or structure as a legal nonconforming adult entertainment business which does not comply with the locational requirements of Section 21.45.110. For the purposes of this Section, the term "legal nonconforming adult entertainment business" shall mean any adult entertainment business which existed on May 1, 1988, and any adult entertainment business which received a standards variance pursuant to former Subsection 21.45.110.B.

(Ord. C-7663 § 5, 1999)

### **21.27.160 - Amortization—Fleet service/company vehicle operations.**

Any fleet service/company vehicle operation as defined in Section 21.15.1065 which was lawfully in existence as of the effective date of this Section (August 7, 1998) which does not comply in whole or in part with the parking requirements of Section 21.41.216, shall be terminated or otherwise be brought into full compliance within one year of the effective date of this Section (August 7, 1998). For those fleet service/company vehicle operations which cannot be brought into compliance with these provisions because they do not meet the parking requirements of Section 21.41.216, the use may be extended for only one (1) additional period of time (not to exceed one (1) year), to be established by the Planning Commission, upon a showing by the operator of the use that such extension is reasonably necessary to permit the owner of the use adequate time to amortize or otherwise recover any long-term investment in the fleet service/company vehicle operation.

Any request for an extension of the one (1) year amortization period must be made in writing by the owner of the use to the Planning Commission by filing a request with the Planning Bureau of the Department of Planning and Building no later than sixty (60) days prior to the end of the one (1) year period provided for in this Section.

The Planning Commission may grant an extension of up to one (1) additional year only if the business is otherwise in compliance with all other applicable provisions of law, and upon a showing by the applicant/owner of the use:



- A. That the business involved a substantial financial investment in real property, improvement or stock in trade, or
- B. The business is subject to a written long-term lease entered into prior to January 1, 1995, with a termination date extending beyond one (1) year from the effective date of this Section, or
- C. Other factors establishing that the nature of the business is such that the business cannot be easily relocated.

(Ord. C-7663 § 5, 1999)

**Proposed Code Amendment 6- Floor Area Ratio (FAR) Calculation for Multifamily and Commercial Parking**

**CHAPTER 21.15**

**DEFINITIONS**

**21.15.1070 - Floor area, gross (GFA).**

"Gross floor area (GFA)" means the total area of all floors of a building, as measured to the outside surfaces of exterior walls. Gross floor area includes halls, stairways, elevator shafts, on grade, semi-subterranean, and subterranean garages, lofts and mezzanines, basements, and finished or habitable attics, except as otherwise defined or exempted in a specific Section of this Title. For the purpose of calculating GFA for all residential dwelling units, outdoor roof deck or balcony areas open to the sky or covered by patio cover or similar structure, when enclosed on all sides by a parapet, solid railing or building wall greater than three feet six inches (3'6") in height, shall be included. However, open areas within the building above normal ceiling height shall not be calculated. See also definitions for floor area ratio and lot coverage.

~~B. For the purpose of calculating .~~

(Ord. C-7326 § 3, 1995: Ord. C-6684 § 13, 1990: Ord. C-6533 § 1 (part), 1988)

**21.15.1090 - Floor area ratio.**

"Floor area ratio" means the numerical value obtained by dividing the gross floor area of a building or buildings located on a lot or parcel of land by the total area of the lot or parcel of land (Figure 15-6). For purposes of calculating Floor Area Ratio:

- A. For single-family dwellings, up to seven hundred (700) square feet of garage GFA shall be exempted.
- B. For multi-family dwellings, the GFA of all garage area and parking structure shall be exempted.
- C. For all residential dwelling units, outdoor roof deck or balcony areas open to the sky or covered by patio cover or similar structure, when enclosed on all sides by a parapet, solid railing or building wall greater than three feet six inches (3'6") in height, shall be included. However, open areas within the building above normal ceiling height shall not be calculated.
- D. For nonresidential buildings, the GFA of all garage area and parking structure, utility and elevator cores stairwells, and restrooms shall be exempted.

(Ord. C-6533 § 1 (part), 1988)

**21.15.1620 - Lot coverage.**

"Lot coverage" means the percentage of the area of the lot covered by a building at all levels. This includes the perimeter of the building as viewed from a plan view, plus the area of all accessory buildings and structures, including garages not fully below grade (unless exempted—See Section 21.31.225). Lot coverage does not include any open projections such as balconies and eaves. For the purpose of calculating Lot Coverage

- A. For single-family dwellings, up to seven hundred (700) square feet of garage GFA may be exempted.
- B. For multi-family dwellings and non-residential buildings, the GFA of all garage area and parking structure may be exempted.

(Ord. C-7032 § 6, 1992: Ord. C-6533 § 1 (part), 1988)

**21.25.806 - Permitted structures.**

Structures permitted in, over or under established special setback areas shall be the same as those allowed in the required yard area of the applicable zone district. However, subterranean parking garages shall not be allowed under special setback areas, unless approved by the City Engineer.

**21.31.225 - Lot coverage.**

Lot coverage shall conform to the standards specified in Table 31-2. The actual garage area up to seven hundred (700) square feet for a single-family dwelling, and all garage area for multi-family dwellings, shall be exempt from lot coverage.

(Ord. C-6684 § 41 (part), 1990: Ord. C-6533 § 1 (part), 1988)

**21.31.235 - Floor area ratio.**

The maximum ratio of building floor area to lot size shall be as specified in Table 31-2. For calculating residential floor area, the total area within a building shall include stairway and elevators on all floors.

- A. Basements. Basements and open areas shall not be calculated in residential floor area.
- B. Open Room. If outdoor roof deck or balcony is enclosed on all sides by parapet, solid railing or building wall greater than three feet, six inches (3'6") in height, such open area shall be calculated in residential floor area.



C. Garages. The actual garage area up to seven hundred (700) square feet for a single-family dwelling, and all garage area for multi-family dwellings, shall be excluded from the calculation of floor area ratio. GFA above the garage is not excluded.

(Ord. C-6684 § 41 (part), 1990: Ord. C-6533 § 1 (part), 1988)

**21.31.245 - Accessory structures.**

**Table 31-7**

**Garages in R-3 and R-4 Zone Districts**

| Setbacks (a,*):      |   |   |   |
|----------------------|---|---|---|
| Type of Garage       | Front/Side Street   | Side/Rear(**)   | Maximum Height  |
| 1. On grade          | 30' from street property line(s) and shall be screened by residential use from all street frontages | In the front half of the lot: no projections into the required yard. In the rear half of the lot: 5' from property line | Projecting into required yard area- 13'. Outside of required yard area- same as principal structure |
| 2. Semi-subterranean | Required yard area***   | Same as on-grade garage   | Not to exceed 4' above grade***   |
| 3. Subterranean      | None  | None  | Below grade   |

NOTES:

(a) For developments of 1 or 2 units on a lot, refer to Subsection 21.31.245.A.

\* For 3 or more units, no vehicle shall be permitted to back into the street.

\*\* Along the interior property lines, a minimum of 5 feet landscaping buffer shall be provided in accordance with Section 21.42.040 (landscaping standards).

\*\*\* Through a site plan review process, the maximum height of semi-subterranean garages may be increased .

(Ord. C-7326 § 11, 1995)

**Proposed Code Amendment 7- Fences in Flood Zones**

**CHAPTER 21.43**

**FENCES AND GARDEN WALLS**

**21.43.010 – Permitted.**

Fences and garden walls are permitted accessory structures in all zones, subject to the conditions and requirements set forth in this Chapter.

(Ord. C-6533 § 1 (part), 1988)

**21.43.020 – Height limits.**

Fence and garden wall heights shall not exceed the maximum heights set forth in Table 43-1. Fence heights shall be measured from grade adjoining the fence on the public right-of-way side of the fence (for fences adjoining the public right-of-way) and the average grade of both sides of the fence (for fences between 2 private properties). For fences in flood hazard zones where the Building Code requires the finish floor of a building to be constructed at or above the top of the flood plain, fence height shall be measured from the top of the flood plain.

(Ord. C-7247 § 24, 1994; Ord. C-7127 § 6, 1993; Ord. C-6933 §§ 35, 36, 1991; Ord. C-6684 § 36, 1990; Ord. C-6533 § 1 (part), 1988)

**21.43.030 – Prohibited fence and wall materials.**

Barbed wire or similar fencing with sharp, protruding objects capable of cutting or puncturing a person is prohibited, except in the IM, IG, and IP Zones when located atop a fence more than six feet (6') in height. In all other zones, such objects shall not be attached to, imbedded in, or laid upon any fence or wall. This restriction does not include decorative wrought iron.

(Ord. C-7360 § 11, 1995; Ord. C-6533 § 1 (part), 1988)

**Table 43-1  
 Fence and Garden Wall Height Limits**

| Zone Districts  | Maximum Permitted Height <sup>(a)</sup>   |
|---|---|
| 1. Residential<br>-Front yard<br>-Other yard area<br>-Outside of required yard area<br>-Abutting a nonresidential district or use<br>-Abutting an alley, flood control channel , or other public right-of-way other than a street<br>-Abutting a major arterial/regional corridor | 3 ft. <sup>(b), (f)</sup><br>6 ft. 6 in.<br>10 ft.<br>8 ft.<br>8 ft. <sup>(c)</sup><br>8 ft. <sup>(d)</sup> |
| 2. Commercial and industrial<br>-Within required street frontage setback<br>-Abutting residential front yard<br>-Abutting residential side or rear yard<br>-Other yard  | 3 ft. <sup>(e)</sup><br>3 ft.<br>8 ft.<br>12 ft.  |
| 3. Institutional<br>-Front yard<br>-Other yard  | 3 ft.<br>8 ft.  |
| 4. Park<br>-Within ten foot (10') yard area abutting a public street<br>-Other yard   | 6 ft. <sup>(g)</sup><br>12 ft. <sup>(g)</sup>   |
| 5. Public right-of-way  | As determined by the City Engineer  |
| 6. All zones—corner cutoff area   | 3 ft.   |

NOTES:

- (a) The limitations shall not apply in the following instances:
- i) Where a greater height is required by any other City ordinance; or
  - ii) Where a greater height is required by a conditional approval of a permit pursuant to this Title or is required by State or Federal law; or
  - iii) Where a wall return of greater height is allowed;
  - iv) In corner cutoff areas, chain link and wrought iron/metal tubing fences more than three feet (3') in height are allowed if they do not obstruct visibility.



- (b) In the area designated as the special fence height area, as designated by resolution of City Council, the fence height in the front yard setback shall be increased to four feet (4'), provided the additional foot of height is wrought iron or chain link. (c) Only applicable for rear and side lines that abut an alley or other public right-of-way other than a street, or a flood control channel.
- (d) Only applicable for 1) a rear property line that abuts a regional corridor, boulevard, or major avenue as designated in the Mobility Element of the General Plan, and 2) side property line(s) of a reverse corner lot abutting a regional corridor, boulevard, or major avenue, and in a continuous formation with the rear property lines of the remainder of the block facing said right-of-way.
- (e) Industrially zoned properties may construct a twelve foot (12') high wrought iron/metal tubing fence within the required street frontage setback area.
- (f) Fence height may exceed three feet (3') in the front yard of residential lots located in high crime areas, through approval of an administrative use permit. (See Section 21.52.231.5 for criteria.)
- (g) Wrought iron fences that exceed these height limits may be approved pursuant to site plan review for a development project, Section 21.25.508.

(Ord. C-7607 §§ 13, 16, 1999; Ord. C-7378 § 18, 1995)

## AMENDMENTS TO OTHER CHAPTERS AND SECTIONS

### **21.15.660 - Corner cutoff.**

"Corner cutoff" means the triangular area created by measuring from the corner of a lot six by six feet (6' × 6') to ten by ten feet (10' × 10') along each property line or driveway and connecting the points at the end of those lines (Figure 15-4)..

(Ord. C-6533 § 1 (part), 1988)

### **21.31.215 - Yard requirements.**

- G. Corner Cutoff. A corner cutoff, as defined in Section 21.15.660 of this Title, shall be required in all residential districts at all intersections of streets, driveways, or alleys. Nothing shall be erected or allowed to grow within the corner cutoff in such a manner as to impede visibility or access up to eight feet (8') in height. Corner cutoffs shall be a minimum of six feet by six feet (6' × 6').

### **21.32.220 - Yards.**

The yard areas indicated in Subsections 21.32.220.A through 21.32.220.D shall be clear of all structures from the ground to the sky (except as otherwise permitted) and shall be landscaped and maintained in a neat and healthy condition according to the landscaping provisions of this Title.

- A. Required. Yard areas shall be provided as indicated in Tables 32-2 and 32-2A.
- B. Corner Cutoffs. Corner cutoffs, as defined in Section 21.15.660 of this Title, shall be required in all commercial districts at all intersecting streets, driveways or alleys. Nothing shall be erected or allowed to grow within the corner cutoff in such a

- manner which impedes access or visibility up to eight feet (8') in height. Required corner cutoffs shall be a minimum of six feet by six feet (6' x 6').
- C. Permitted Structures. No structures are permitted in required yards, except:
1. Signs, as specified in the Chapter relating to on-premises signs (Chapter 21.44);
  2. Outdoor dining;
  3. Structures allowed in Table 31-3 (structures in required yards, residential districts);
  4. Vehicle parking as allowed by Table 32-2 or 32-2A;
  5. Vehicle loading in street frontage setbacks as provided in Section 21.41.310; and
  6. Awnings as allowed by the Uniform Building Code.
- D. Required Landscaping. All required yard areas, except yards abutting alleys and yards used for outdoor dining, shall contain an area not less than five feet (5') in width planted with trees, shrubs and/or groundcover. The four foot (4') setback area from the abutting alley shall also be landscaped unless such area is used for a driving aisle. For additional landscape requirements, see Chapter 21.42, Landscape Standards.

(ORD-10-0031, § 1, 2010; Ord. C-7663 § 16, 1999; Ord. C-7150 § 1, 1993; Ord. C-7127 § 3, 1993; Ord. C-7047 §§ 14, 15, 16, 17, 1992; Ord. C-6933 § 28, 1991; Ord. C-6822 §§ 13, 14, 1990; Ord. C-6684 § 42 (part), 1990; Ord. C-6533 § 1 (part), 1988)

#### **21.33.140 - Setbacks and yards.**

- A. Setbacks and Yards Required. Building setbacks and yards shall be provided as indicated in Table 33-4. Yard areas shall be clear of all structures from the ground to the sky, except for permitted projections, and shall be landscaped in accordance with the landscaping provisions (Chapter 21.42) of this Title.
- B. Corner cutoff Required. Corner cutoffs, as defined in Section 21.15.660 of this Title, shall be required in all industrial districts at the intersections of streets, driveways, and alleys. The corner cutoff shall be free of any structure or vegetation which impedes or obstructs access or visibility up to eight feet (8') in height.
- C. Permitted Projections. No appurtenances, projections, or other building features may project into required yards, except:
1. Architectural elements not more than two feet (2') into the required yard area;
  2. Awnings;
  3. Bay windows projecting not more than two feet (2') into the required yard area;
  4. Lamp posts;
  5. A porte cochere;
  6. Roof eaves projecting no closer than two feet, six inches (2' 6") from the property line; and
  7. Signs, as specified in Chapter 21.44 (On-Premises Signs) of this Title.
- D. Permitted Uses. The following uses and accessory structures shall be the only uses and structures permitted in required yard areas: driveways, automobile



surface parking lots, landscaping, and on-premises signs. All other uses shall be prohibited.

(Ord. C-7360 § 3, 1995)

**21.34.225 - Corner cutoffs.**

- A. Corner Cutoff Required. Corner cutoffs shall be required in all institutional districts at intersections of streets, driveways and alleys. Corner cutoff shall be a minimum of six feet by six feet (6' × 6').
- B. The corner cutoff shall be free of any structure or vegetation which impedes or obstructs access or visibility up to eight feet (8') in height.

(Ord. C-6533 § 1 (part), 1988)

**21.42.040 - Landscaping standards for R-3, R-4 and Nonresidential Districts.**

*[section is too long to quote in entirety, no changes other than the below]*

- F. Plant Height. Plant height shall not exceed three feet (3') in corner cutoff areas.

**21.44.140 - Freestanding/monument signs.**

*[section is too long to quote in entirety, no changes other than the below]*

Any self-supporting permanent on-premises sign that is not attached to a building is either a freestanding sign (see Section 21.15.2580), or a monument sign (see Section 21.15.2620). Table 44-1 sets forth the zoning districts in which freestanding and monument signs are allowed. Freestanding and monument signs are permitted subject to the following provisions:

- D. Location.
  - 3. No freestanding/monument sign shall be located within the required corner cutoff area of a driveway, alley, or street, as defined in Section 21.15.660 and illustrated in Figure 15-4.

**21.44.600 - Prohibited signs.**

*[section is too long to quote in entirety, no changes other than the below]*

The following signs shall be prohibited:

- I. Obstruction of Use or Visibility. No sign shall be located so that any portion of the sign or its supports interferes with the free use of any fire escape or exit or obstructs any required fire standpipe, stairway, door, ventilator or window; nor shall



any sign be located so as to obstruct the visibility (corner cutoff areas) of vehicles or pedestrians using driveways or doorways.

**Proposed Code Amendment 8- Height Limitation Exemption for Solar in Non-Residential Districts**

**21.32 Commercial Districts**

**21.32.210 - Building height.**

**21.31.220 - Height limits.**

The height of all buildings shall be limited as indicated in Tables 32-2 and 32-2A.

**Table 32-2**

- (a) In all cases, minimum setback of 10 ft. from curb face.
- (b) Measured from centerline of alley.
- (c) Setback may be reduced to 0 ft. if the structure is attached to a building abutting on lot or if no building on an abutting lot is within 5 ft. of property line.
- (d) Setback may be reduced to 10 ft. for a single-story commercial building through site plan review.
- (e) No setback is required for commercial or residential over ground floor commercial; an 8 ft. front street setback is required for ground-floor residential, and 5 ft. side street setback is required for ground-floor residential.
- (f) An accessory structure is limited to 15 ft. in height.
- (g) Elevator and mechanical equipment penthouses shall not be included in the measurement of height for commercial buildings.
- (h) Rooftop solar collectors and associated supporting structures may exceed the applicable height limit only if necessary for the sole purpose of solar collection, and not otherwise installed on any occupiable areas of the roof.

**Table 32-2A**

- (a) An accessory structure is limited to 15 ft. in height
- (b) High-rise overlay applicable at appropriate locations.
- (c) In a high-rise overlay zone, no flagpole shall exceed 60 ft. in height.
- (d) In all cases, minimum setback of 10 ft. from curb face.

(e) Measured from centerline of alley. Special setback requirements apply to all residential development in a commercial district.

(f) This setback shall apply to the ground floor only.

(g) Setback may be reduced to 0 ft. if the structure is attached to a building abutting on lot or if no building on an abutting lot is within 5 ft. of property line.

(h) Elevator and mechanical equipment penthouses shall not be included in the measurement of height for commercial buildings.

(i) Rooftop solar collectors and associated supporting structures may exceed the applicable height limit only if necessary for the sole purpose of solar collection, and not otherwise installed on any occupiable areas of the roof.

## 21.33 Industrial Districts

### 21.33.130 - Maximum building and structure height.

A. No building or other structure shall be constructed to exceed the height limitations indicated in Table 33-3, except for signs, which are subject to the standards set forth in Chapters [21.44](#) (On-Premises Signs) and [21.54](#) (Billboards).

B. Flagpoles, when placed on the roof of a building, may exceed the height limit for a principal building by ten feet (10'). When placed on the ground, flagpoles shall not exceed a height of sixty feet (60').

C. Television or radio receiving or transmitting antennas may exceed the applicable height limit as provided for in Section 21.46.060 (Special Development Standards).

D. The following rooftop elements and equipment may extend up to ten feet (10') above the building height:

1. Rooftop stair and elevator penthouse enclosures.
2. Rooftop heating and air conditioning equipment and ducts.
3. Rooftop safety rails.  
(Ord. C-7360 § 3, 1995)

E. Exceptions

1. Rooftop solar collectors and associated supporting structures may exceed the applicable height limit only if necessary for the sole purpose of solar collection, and not otherwise installed on any occupiable areas of the roof.



## 21.34 Institutional Districts

### 21.34.210 - Building height.

Maximum building and structure heights shall be as indicated in Table 34-2.

#### Table 34-2

(a) Rooftop solar collectors and associated supporting structures may exceed the applicable height limit only if necessary for the sole purpose of solar collection, and not otherwise installed on any occupiable areas of the roof.

## Proposed Code Amendment 9: Re-Noticing a Continued Public Hearing

### Draft Zoning Code Amendment

Strikeout Text = Deletions, Underline = New Text

21.21.402 - Action by hearing body.

- A. Following the completion of testimony at a public hearing, action shall be taken to approve, conditionally approve, partially approve, deny, continue or take under advisement the subject of the public hearing.
- B. ~~Unless a matter is continued to be heard at the next regularly scheduled meeting, or taken under advisement to be heard at the next regularly scheduled meeting, the matter shall be re-noticed in accordance with Division III "Notice of Hearings".~~ Hearings continued to a date certain shall be exempt from re-noticing in accordance with Division III "Notice of Hearings".
- C. Conditions. Reasonable and necessary conditions on development may be attached to all decisions to ensure their consistency with the Zoning Regulations.

(ORD-08-0020 § 2, 2008; Ord. C-6533 § 1 (part), 1988)

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**City of Long Beach  
Omnibus Zoning Code Amendment  
(September 2019)**

**NEGATIVE DECLARATION**

**ND 06-20**

*Prepared by:*

**City of Long Beach  
Department of Development Services  
Planning Bureau**



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## INITIAL STUDY

**Project Title:**

City of Long Beach Omnibus Zoning Code Amendments – September 2019

**Lead agency name and address:**

City of Long Beach  
411 W. Ocean Boulevard, 3<sup>rd</sup> Floor  
Long Beach, CA 90802

**Contact person and phone number:**

Cynthia de la Torre, Planner  
(562) 570-6559

**Project Location:**

City of Long Beach, County of Los Angeles, California.

**Project Sponsor's name and contact information:**

City of Long Beach, Long Beach Development Services  
c/o Christopher Koontz  
411 W. Ocean Boulevard, 3<sup>rd</sup> Floor  
Long Beach, CA 90802  
(562) 570-6288

**General Plan:**

The proposed Zoning Code Amendments would cover all General Plan Land Use Districts that apply to any zoning district, Specific Plan area, or Planned Development (PD) district in the City of Long Beach.

**Zoning:**

The proposed Zoning Code Amendment would cover all zoning districts and all Planned Development districts in the City of Long Beach.

**Project Description:**

The proposed Zoning Code Amendments – September 2019 (Project) would consist of changes categorized henceforth in this document by 'land use', 'development standards', and 'administrative procedures', collectively referred to as the "Project." The specific extent of the changes to Title 21 of the Long Beach Municipal Code (Zoning Ordinance) are described as follows:

- 1) Land Use: Define and provide regulations for the following uses currently undefined in the Zoning Code:
  - a. Indoor and outdoor amusement/entertainment facilities, including escape rooms and similar uses;
  - b. Tutoring centers;

- c. Animal-related uses including ancillary animal adoption and boarding related uses;
- 2) Development Standards: Make the following changes to existing development standards:
  - a. Eliminate required distance between structures on a single property within residential zoning districts;
  - b. Exempt non-conforming historic landmarks and contributing buildings, structures, and lots located in historic landmark districts from complying with parking requirements for expansions or interior alterations to residential uses to create additional bedrooms;
  - c. Update the Gross Floor Area (GFA) definition to include on-grade, semi-subterranean, and subterranean garages, as well as lofts, basements, and finished or habitable attics as part of GFA; update the definitions and code sections for lot coverage and floor area ratio to clarify that garage area up to 700 square feet for a single-family dwelling and all garage area for multi-family dwellings and non-residential buildings are exempt from lot coverage and Floor Area Ratio (FAR) calculations; lastly, exempt underground parking from complying with building setback requirements.
  - d. Update fence regulations in flood zones to measure from the top of the flood plain and clarify standards for corner cutoffs;
  - e. Provide exceptions to height limits for rooftop solar collectors in commercial, industrial, and institutional zoning districts;
- 3) Administrative Procedures: Make the following change to existing noticing requirements:
  - a. Update noticing requirements to exempt hearing items continued to a date certain from re-noticing.

**Surrounding land uses and settings:**

The City of Long Beach is adjacent to the following municipalities: City of Los Angeles (Wilmington, Port of Los Angeles), Carson, Compton, Paramount, Bellflower, Lakewood, Hawaiian Gardens, Cypress, Los Alamitos and Seal Beach. It is also adjacent to the unincorporated communities of Rancho Dominguez and Rossmoor. In addition, the City of Signal Hill is completely surrounded by the City of Long Beach.

**Public agencies whose approval is required:**

Long Beach Planning Commission (recommend City Council adopt Negative Declaration 06-20 and approve the Omnibus Zoning Code Amendments – September 2019)

Long Beach City Council (adopt Negative Declaration 06-20 and adopt the Omnibus Zoning Code Amendments – September 2019)

California Coastal Commission (find that the Omnibus Zoning Code Amendments – September 2019 are in conformance with the City's Certified Local Coastal Program)



**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**


The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact,” as indicated by the checklist on the following pages:

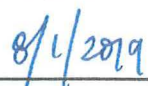
|   |  |   |
|---|--|---|
| <input type="checkbox"/> Aesthetics                       | <input type="checkbox"/> Greenhouse Gas Emissions        | <input type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Agriculture / Forestry Resources | <input type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Air Quality                      | <input type="checkbox"/> Hydrology / Water Quality       | <input type="checkbox"/> Transportation                     |
| <input type="checkbox"/> Biological Resources             | <input type="checkbox"/> Land Use / Planning             | <input type="checkbox"/> Tribal Cultural Resources          |
| <input type="checkbox"/> Cultural Resources               | <input type="checkbox"/> Mineral Resources               | <input type="checkbox"/> Utilities / Service Systems        |
| <input type="checkbox"/> Energy                           | <input type="checkbox"/> Noise                           | <input type="checkbox"/> Wildfire                           |
| <input type="checkbox"/> Geology / Soils                  | <input type="checkbox"/> Population / Housing            | <input type="checkbox"/> Mandatory Findings of Significance |

**DETERMINATION:**

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis, as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

  
 \_\_\_\_\_  
 Cynthia de la Torre  
 Planner

  
 \_\_\_\_\_  
 Date

## EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are supported adequately by the information sources a lead agency cites in the parenthesis following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration; Less Than Significant With Mitigation Incorporation” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analysis,” as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other California Environmental Quality Act (CEQA) process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration (per Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effect were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures

which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
  - a) the significance criteria or threshold, if any, used to evaluate each question; and
  - b) the mitigation measure identified, if any, to reduce the impact to less than significance.



**I. AESTHETICS.** Except as provided in Public Resources Code Section 21099, would the project:

**a. Have a substantial adverse effect on a scenic vista?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The Project would not result in substantial adverse effects to any scenic vistas. The City topography is relatively flat, with scenic vistas of the ocean to the south and Palos Verdes to the west. In addition, distant views of the San Gabriel and San Bernardino Mountains to the north, as well as the Santa Ana Mountains to the east are occasionally available to the public on days of clear visibility (primarily during the winter months).

The Project involves amendments to Title 21 of the City's Municipal Code (Zoning Ordinance). The purpose of the proposed code amendments is to define and regulate uses currently undefined (refer to the Project Description on pages 1-2 for the "Land Use" amendments); streamline and clarify development standards across multiple subsections of the City code (refer to the Project Description on pages 1-2 for the "Development Standards" amendments); and update noticing requirements for items that are continued to a date certain during a hearing (refer to the Project Description on pages 1-2 for the "Administrative Procedures" amendment).

Of the proposed code amendments, one of the proposed "Development Standards" amendments would exempt rooftop solar collectors on new and existing buildings in commercial, industrial, and institutional zoning districts from counting toward height. This allowance is already provided in the City's residential zones. This amendment would facilitate the installation of solar collectors on buildings in the aforementioned zones, which would be consistent with a greenhouse gas (GHG) reduction goals identified in the City's Sustainable City Action Plan. Additionally, Section 21080.35 of the Public Resources Code establishes a statutory exemption from CEQA for rooftop solar systems installed on existing buildings, and this code amendment will bring the City's zoning regulations in alignment with State law. The amendment would allow additional height above the established height limits for the zones; however, the increase in height for solar collectors would be minimal and not would not affect scenic vistas.

One of the other proposed "Development Standards" amendments would allow for the height of fences in flood zones to be measured from the top of the flood plain. This amendment would lead to an increase in height for fences located in flood zones; however, the fences would still be subject to the code's fence height requirements.

While every future development scenario cannot be anticipated at this time, the Project is not anticipated to result in negative impacts to the City's visual environment. Therefore, no further analysis of this environmental issue is necessary.

**b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

There are no State scenic highways located within the City. No scenic resources, trees or rock outcroppings would be damaged due to Project implementation. There would, therefore, be no impact to any scenic resource and no further analysis is required.

**c. In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The Project applies to all properties within the City of Long Beach, which is an urbanized area, and is surrounded by other urbanized areas. As discussed in I.a. and I.b., the proposed project is not anticipated to degrade the existing visual character or quality of public views and is not in conflict with applicable zoning or other regulations governing scenic quality.

**d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

All future developments and land use activities would be required to comply with all applicable regulations, including Long Beach Municipal Title 21 (Long

Beach Zoning Ordinance). Title 21 includes development standards that prevent and reduce light and glare. California Public Resources Code Section 21080.35 establishes a statutory exemption from CEQA for rooftop solar systems. Because of existing development standards that address light and glare and because of the statutory exemption for rooftop solar systems, no impacts are anticipated, and no further analysis is required.

## II. AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

- a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?**

Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

- b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?**

Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

- c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?**



- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

**d. Result in the loss of forest land or conversion of forest land to non-forest use?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

**e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

For Sections II. a., b., c., d. and e. - There are no agricultural zones within the City of Long Beach, which is an urbanized community, surrounded by other urbanized areas. Given that there are no agricultural zones in the City, the Project would have no effect upon agricultural resources within the City of Long Beach or any other neighboring city or within the County.

### III. AIR QUALITY

The South Coast Air Basin is subject to some of the worst air pollution in the nation, attributable to its topography, climate, meteorological conditions, large population base, and dispersed urban land use patterns.

Air quality conditions are affected by the rate and location of pollutant emissions and by climatic conditions that influence the movement and dispersion of pollutants. Atmospheric forces such as wind speed, wind direction, and air temperature gradients, along with local and regional topography, determine how air pollutant emissions affect air quality.

The South Coast Air Basin has a limited capability to disperse air contaminants because of its low wind speeds and persistent temperature inversions. In the Long Beach area, predominantly daily winds consist of morning onshore airflow from the southwest at a mean speed of 7.3 miles per hour and afternoon and evening offshore airflow from the northwest at 0.2 to 4.7 miles per hour with little variability between seasons. Summer wind speeds average slightly higher than winter wind speeds. The prevailing winds

carry air contaminants northward and then eastward over Whittier, Covina, Pomona and Riverside.

The majority of pollutants found in the Los Angeles County atmosphere originate from automobile exhausts as unburned hydrocarbons, carbon monoxide, oxides of nitrogen and other materials. Of the five major pollutant types (carbon monoxide, nitrogen oxides, reactive organic gases, sulfur oxides, and particulates), only sulfur oxide emissions are produced mostly by sources other than automobile exhaust.

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

**a. Conflict with or obstruct implementation of the applicable air quality plan?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The Southern California Association of Governments (SCAG) has determined that if a project is consistent with the growth forecasts for the subregion in which it is located, it is consistent with the South Coast Air Quality Management District (SCAQMD) Air Quality Management Plan (AQMP), and regional emissions are mitigated by the control strategies specified in the AQMP. The purpose of the proposed code amendment is in part to update and reconcile sections of the Zoning Code that are outdated or incongruent with current planning practices and to better align development regulations in the City with current land use trends and as a means to better implement adopted policies. For example, the "Land Use" amendments define and regulate uses, such as escape rooms, tutoring services, and ancillary animal boarding and adoption in order to respond to demand for such uses on commercial corridors in proximity to neighborhoods and as a means to permit a wider array of viable commercial uses that will activate commercial areas.

The proposed Project will not increase development potential, rather some of the amendments are more protective of the environment. For example, the proposed Development Standard amendment that would exempt historic landmarks and contributing buildings, structures, and lots in historic landmark districts from complying with parking requirements for expansions or interior alterations to create additional bedrooms would protect existing historic structures by ensuring that additions/expansions that are compatible with the existing historic resource. Overall, it is anticipated that this omnibus code amendment will facilitate more climate-resilient buildings and less pollution. For example, under the proposed code amendment, solar panels

may exceed applicable height limits, increasing the amount of solar power generation in the City and reducing the demand for power produced via non-renewable sources and associated emissions. Additionally, another Development Standard amendment would update fence regulations in flood zones to measure from the top of the floodplain as a way to assist property owners in adapting to the effects of climate change. This proposed amendment is consistent with short-term sea level rise and flooding adaptation strategies contained in the City's draft CAAP.

The total amount of future development was contemplated in the General Plan, SCAG Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), and the resulting AQMP which was based on the RTP/SCS. Build-out consistent with the projections within the AQMP does not create impacts beyond those already analyzed in the RTP/SCS and AQMP. Since this Project does not propose any specific developments or growth-inducing projects that would conflict with the SCAG growth forecasts, it would be consistent with the AQMP and therefore no further analysis is required.

**b. 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?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

Implementation of the proposed Project would not significantly lower air quality standards or contribute to an air quality violation. The purpose of the proposed code amendment is to a.) define and provide regulations for uses currently undefined in the zoning code (Land Use amendments); b.) modernize existing development standards (Development Standards amendments); and c.) streamline noticing processes (Administrative Procedures amendments) across multiple subsections of the City code. It is anticipated that this code amendment will not have an impact on development and emissions. Therefore, Project would not impact air quality and no further environmental analysis is required.

**c. Expose sensitive receptors to substantial pollutant concentrations?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact



The CEQA Air Quality Handbook defines sensitive receptors as children, athletes, elderly and sick individuals that are more susceptible to the effects of air pollution than the population at large. Facilities that serve various types of sensitive receptors, including, schools, hospitals, and senior care centers, are located throughout the City. The Project involves definition and regulation of tutoring centers and amusement/entertainment facilities, which are facilities that may serve children and seniors, among others. Both tutoring centers and amusement/entertainment facilities are restricted to commercial districts in the City. These facilities would be subject to siting restrictions pertaining to commercial zoning districts and operational performance standards specific to the use, and by their nature are not generally anticipated to generate substantial pollutants nor increase exposure by sensitive receptors as compared to other commercial uses permitted in the commercial zones in which these uses will be permitted. Please see Sections III.a. and b. above for further discussion.

**d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

Land uses associated with odor complaints typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. Potential sources of odors during construction include use of architectural coatings and solvents, and diesel- powered construction equipment. SCAQMD Rule 1113 limits the amount of volatile organic compounds (VOCs) from architectural coatings and solvents, which lowers odorous emissions.

The Project would not allow operations that could directly or indirectly result in any significant adverse odors or intensification of odors beyond those typically associated with construction activities. The animal boarding and adoption uses have the potential to generate odors that could impact surrounding residential uses, but operational performance standards such as a limitation on the size of the adoption and boarding area to ensure the use is an ancillary component of the primary operation; a requirement to incorporate impervious flooring surfaces and floor drains; and a requirement that the operator clean all recreational and boarding areas daily have been incorporated to minimize any potential impacts. No further environmental analysis is necessary.

**IV. BIOLOGICAL RESOURCES. Would the project?**

- a. Have a substantial adverse impact, either directly or through habitat modifications, on any 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 or U.S. Fish and Wildlife Service?**

Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

Wildlife habitats within the City are generally limited to parks, nature preserves, and water body areas. The Project would not promote activities that would remove or impact any existing or planned wildlife habitats. No further environmental analysis is required.

- b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?**

Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

Land uses subject to this proposed Project would occur in established urbanized areas and would not remove or impact any riparian habitat or other sensitive natural communities. No further environmental analysis is required.

- c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

Future implementation of the proposed Project would occur in established urbanized areas and would not promote or involve alteration of any protected wetland areas. No further environmental analysis is required.

**d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

Project implementation would occur in established urbanized areas and would not alter or adversely impact any native resident or migratory fish or wildlife species, corridors, or nursery sites. No further environmental analysis is required.

**e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

Project implementation would be consistent with the General Plan and in conformity with all local policies and regulations. It would not alter or eliminate any existing or future policy or ordinance protecting biological resources. No further environmental analysis is required.

**f. Conflict with the provisions of an adopted Habitat Conservation Plan, or other approved local, regional, or state habitat conservation plan?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The Project would not have any adverse effects on any existing or future habitat conservation plans. Please see Sections IV.a. through e. above for further discussion.

**V. CULTURAL RESOURCES.** Would the project:

**a. Cause a substantial adverse change in the significance of a historical resource pursuant to Section §15064.5?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The City of Long Beach is an urbanized community and nearly all properties within the City (except for areas such as protected park lands) have been previously disturbed and/or developed. The proposed Project would not promote, encourage, or enable activities that could remove, degrade, or in any way adversely impact local historic resources. Instead, the proposed Development Standards amendment related to historic structures would effectively better protect the existing historic resources by allowing expansions and bedroom additions in non-conforming historic structures without requiring additional parking that can negatively impact historic resources by adding massing, increasing lot coverage, and materially changing development patterns to accommodate parking in ways that are more incompatible with the existing historic context. Expansions or interior alterations to residential uses in non-conforming historic landmarks and contributing buildings, structures, and lots located in historic landmark districts would be regulated and protected as Historic Resources within the City, pursuant to the City's Cultural Heritage Ordinance, as well as the Historic Preservation Element of the General Plan. No further environmental analysis is required.

**b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section §15064.5?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

Implementation of the Project would not result in any specific construction activities involving extensive excavation, and therefore is not anticipated to affect or destroy any archaeological resources due to its geographic location. The proposed zoning code amendments do not lessen existing legal protections of archaeological resources nor tribal consultation requirements on individual projects. Please see Section V.a. above for further discussion.



**c. Disturb any human remains, including those interred outside of formal cemeteries?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The Project does not propose any activities that would involve extensive excavation that could result in the disturbance of any designated cemetery or other burial ground or place of interment. Please see Sections V.a. through b. for further discussion.

**VI. ENERGY. Would the project:**

**a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The Project includes amendments to the existing regulations pertaining to height of rooftop solar energy collection structures on commercial, industrial, and institutional zoning districts. The proposed Project would exempt rooftop solar collectors from height, thereby resulting in greater energy efficiency and better aligning the City's zoning code with State law that aims to increase the energy supply from renewable energy share supply from renewable energy resources as a means to reduce greenhouse gas emissions and reduce the effects of climate change. Reroofing and utilities would be required to comply with all applicable regulations, including Long Beach Municipal Title 21 (Long Beach Zoning Ordinance) and Part 6 (California Energy Code) of Title 24 (California Building Standards Code). Since Project implementation would not directly or indirectly result in wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation, no further analysis is required.

**b. Conflict with or obstruct a state or local plan for renewable energy efficiency?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency—see Section VI.a. above.

**VII. GEOLOGY AND SOILS. Would the project:**

**a. Directly or indirectly cause potential adverse effects, including the risk of loss, injury, or death involving:**

- i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

Per Plate 2 of the Seismic Safety Element of the General Plan, the most significant fault system in the City is the Newport-Inglewood fault zone. This fault zone runs in a northwest to southeast angle across the southern half of the City. The proposed Project involves amendments to the City's zoning code and does not involve any construction.

All land uses subject to the provisions of this proposed Project would be required to comply with applicable building codes that account for the possibility of seismic events. No further environmental analysis is necessary.

**ii) Strong seismic ground shaking?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The Newport-Inglewood fault zone could create substantial ground shaking if a seismic event occurred along that fault. Similarly, a strong seismic event on any other fault system in Southern California has the potential to create considerable levels of ground shaking throughout the City. However, numerous variables determine the level of damage

to a specific location. Given these variables, it is not possible to determine the level of damage that may occur on the site during a seismic event. All land uses must conform to all applicable State and local building codes relative to seismic safety. Please see Section VII.a.i. above for further discussion.

**iii) Seismic-related ground failure, including liquefaction?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

Per Plate 7 of the Seismic Safety Element, most of the City is in areas of either minimal or low liquefaction potential. The only exceptions are in the southeastern portion of the City, where there is significant liquefaction potential, and the western portion (most of the area west of Pacific Avenue and south of the 405 freeway), where there is either moderate or significant liquefaction potential. Please see Section VII.a.i. above for further discussion.

**iv) Landslides?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

Per the Seismic Safety Element, the City is relatively flat and characterized by slopes that are not high (less than 50 feet) or steep (generally sloping flatter than 1-1/2:1, horizontal to vertical). The State Seismic Hazard Zone map of the Long Beach Quadrangle indicates that the lack of steep terrain (except for a few slopes on Signal Hill and Reservoir Hill) results in only about 0.1 percent of the City lying within the earthquake-induced landslide zone for this quadrangle. Therefore, no impact would be expected and no further environmental analysis is required. Please see Section VII.a.i. above for further discussion.

**b. Result in substantial soil erosion or the loss of topsoil?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

All land uses subject to the regulations of the Project would be required to adhere to all applicable construction standards regarding erosion control, including best management practices to minimize runoff and erosion

impacts from earth-moving activities such as excavation, recontouring and compaction. No further environmental analysis is necessary.

**c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

Please see Section VII.b. above for discussion. All land uses subject to the regulations of the Project would be constructed in compliance with all applicable building code requirements regarding soil stability.

**d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

Please see Sections VII.b. and c. above for explanation.

**e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The entire City is served by an existing sewer system and therefore, has no need for septic tanks or any other alternative wastewater disposal systems. No further environmental analysis is required.

**f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact



The proposed Project involves amendments to the City's zoning code and does not propose any excavation or construction and, as such, is not expected to adversely impact any paleontological resources or geologic features.

**VIII. GREENHOUSE GAS EMISSIONS. Would the project?**

**a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

California is a substantial contributor of global greenhouse gases (GHGs), emitting over 400 million tons of carbon dioxide per year. Climate studies indicate that California is likely to see an increase of three to four degrees Fahrenheit over the next century. Methane is also an important GHG that potentially contributes to global climate change. GHGs are global in their effect, which is to increase the earth's ability to absorb heat in the atmosphere. As primary GHGs have a long lifetime in the atmosphere, accumulate over time, and are generally well-mixed, their impact on the atmosphere is mostly independent of the point of emission.

The Project would not result in direct or indirect GHG impacts. The proposed Project would not result in any new construction, nor does it increase development potential in the City. By defining and regulating uses not currently defined in the zoning code, the proposed amendments have the potential to encourage more efficient use of the City's existing commercial corridors by bringing neighborhood-serving commercial uses in closer proximity to residents, and thereby, contributing to an overall reduction in Vehicle Miles Traveled (VMT). Likewise, they would also facilitate reduced parking requirements related to expansions of historical structures. This change may also result in decreased VMT, and associated emissions, including criteria pollutants and greenhouse gases. Finally, the proposed amendments would facilitate installation of rooftop solar energy collection systems, resulting in lower energy demand and thus fewer emissions from energy consumption. No further environmental analysis is needed.

**b. Conflict with an applicable plan, policy, or regulations adopted for the purpose of reducing the emissions of greenhouse gases?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

Please see Section VIII.a. above for discussion. The proposed Project would not permit any land use operations that would conflict with any plans, policies or regulations related to the reduction of GHG emissions. No further environmental analysis is needed.

**IX. HAZARDS AND HAZARDOUS MATERIALS.** Would the project:

**a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

Any future land uses or activities subject to the provisions of this Project that involve the handling and disposal of hazardous or potentially hazardous materials would be required to fully comply with Long Beach Municipal Code Sections 8.86 through 8.88, as well as all existing State safety regulations. No further environmental analysis is required.

**b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

Please see Section IX.a. above for discussion.

**c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one quarter-mile of an existing or proposed school?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

Please see Section IX.a. and IX.b. above for discussion. The Project would define and provide regulations for undefined uses in the Code such as indoor and outdoor amusement/entertainment facilities; tutoring centers; and ancillary animal adoption and boarding related uses. All of the uses would be restricted to commercial zoning districts. Animal feces associated with the animal-related uses proposed in this zoning code amendment are not considered hazardous materials that require special disposal of, by Health Department regulations or standards. Animal waste generated by businesses is treated as general refuse unless the use is a veterinary clinic or hospital, in which case the business is subject to regulations for disposal using third party licensed haulers.

**d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies, and developers to comply with CEQA requirements in providing information about the location of hazardous materials release sites. Any future land uses that would be regulated by the provisions of this Project would not be permitted to create any significant hazards to the public or the environment by operating at a location included in the Cortese List. Please see Section IX.a. above for further discussion.

**e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The Long Beach Airport is located within the City, just north of the 405 freeway between Cherry Avenue and Lakewood Boulevard. The Project would not alter air traffic patterns or encourage future developments that could conflict with established Federal Aviation Administration (FAA) flight protection zones. All future development near the Long Beach Airport would be in compliance with all applicable local and FAA requirements. Please see Section IX.a. above for further discussion.

**f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The Project would not encourage or otherwise set forth any policies or recommendations that could potentially impair implementation of or



physically interfere with an adopted emergency response plan or emergency evacuation plan. No further environmental analysis is required.

**g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The City is a highly-urbanized community and there are no properties located adjacent to wild lands and there is no risk of exposing people or structures to a significant risk of loss, injury or death involving wildland fires. No further environmental analysis is required.

**X. HYDROLOGY AND WATER QUALITY. Would the project:**

The Federal Emergency Management Agency (FEMA) has produced a series of Flood Insurance Rate Maps (FIRMs) designating potential flood zones (based on the projected inundation limits as well as the 100-year flood as delineated by the U.S. Army Corps of Engineers).

**a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

One of the Development Standards amendments included in the proposed Project would allow fences to be measured from the top of the floodplain instead of from grade for properties located in flood zones. This proposed amendment begins to have new development plan for sea level rise and is consistent with short-term sea level rise and flooding adaptation strategies contained in the City's draft CAAP. This amendment would further support existing floodplain development standards that the City enforces to minimize property impacts from flooding. The Project would be consistent with all chapters of the General Plan, including the Conservation Element. All activities subject to the provisions of this Project would be required to be in full compliance with all applicable federal, State, and local water quality standards and regulations. No further environmental analysis is required.

**b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

Please see Section X.a. above for discussion. The City is a highly-urbanized community with the water system infrastructure fully in place to accommodate future development consistent with the General Plan.

**c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:**

**i) result in a substantial erosion or siltation on- or off-site;**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The Project does not encourage or enable any alterations to existing draining patterns or to the course of streams or rivers. Please see Section X.a. above for discussion.

**ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

Please see Sections X.a. and c. above for discussion. Future development will continue to be subject to all applicable regulations that require new development and redevelopment projects that create, add, or replace 500 square feet or more to comply with Low Impact Development (LID) to manage stormwater runoff.

**iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial sources of polluted runoff; or**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

Please see Sections X.a. and c. above for discussion. The City's existing storm water drainage system is adequate to accommodate runoff from any future land uses subject to the provisions of this Project. The Project would not adversely affect provisions for retention and infiltration of stormwater consistent with the City's LID policies.

**iv) impede or redirect flood flows?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

Please see Section X.a. and c. above for discussion.

**d. In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

According to Plate 11 of the Seismic Safety Element, most of Long Beach is not within a zone susceptible to tsunami run up or seiche and strong currents. Potential tsunami hazards would be limited to properties and public improvements near the coastline, while harbor and channel areas would be susceptible to seiche and strong currents. While the identified areas can be susceptible to inundation associated with such natural events, the proposed Project includes a development standard amendment that recognizes the susceptibility to inundation in flood zones and allows fences in flood zones to be measured from the top of the flood plain. The Project itself, which consists of regulatory changes that include a.) defining and providing regulations for uses currently undefined in the zoning code (Land Use amendments); b.) modernizing existing development standards (Development Standards amendments); and c.) streamlining noticing processes (Administrative Procedures amendments) across multiple subsections of the City code, would not risk release of pollutants due to Project inundation; therefore, no further environmental analysis is required.

**e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The Project would not directly or indirectly conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan—see Section X.a. above.

**XI. LAND USE AND PLANNING. Would the project:**

**a. Physically divide an established community?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The Project consists of the following changes to Title 21 of the Long Beach Municipal Code (Zoning Ordinance):

- 1) Land Use: Define and provide regulations for the following uses currently undefined in the Zoning Code:
  - a. Indoor and outdoor amusement/entertainment facilities, including escape rooms and similar uses;
  - b. Tutoring centers;
  - c. Animal-related uses including ancillary animal adoption and boarding related uses;
- 2) Development Standards: Make the following changes to existing development standards:
  - a. Eliminate required distance between structures on a single property within residential zoning districts;
  - b. Exempt non-conforming historic landmarks and contributing buildings, structures, and lots located in historic landmark districts from complying with parking requirements for expansions or interior alterations to residential uses to create additional bedrooms;
  - c. Update the Gross Floor Area (GFA) definition to include on-grade, semi-subterranean, and subterranean garages, as well as lofts, basements, and finished or habitable attics as part of GFA; update the definitions and code sections for lot coverage and floor area ratio to clarify that garage area up to 700 square feet for a single-family dwelling and all garage area for multi-family dwellings and non-residential buildings are exempt from lot coverage and Floor Area Ratio (FAR) calculations; lastly, exempt underground parking from complying with building setback requirements.
  - d. Update fence regulations in flood zones to measure from the top of the

- flood plain and clarify standards for corner cutoffs;
  - e. Provide exceptions to height limits for rooftop solar collectors in commercial, industrial, and institutional zoning districts;
- 3) Administrative Procedures: Make the following change to existing noticing requirements:
- a. Update noticing requirements to exempt hearing items continued to a date certain from re-noticing.

The proposed Project would not directly or indirectly divide any established community as a result of these changes. No further environmental analysis is required.

**b. Cause a significant environmental impact due to conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

See Section XI.a. above for discussion. The proposed Project would not conflict with the City's General Plan, Local Coastal Program, or any other applicable land use plans and policies. Rather, the Project is consistent with goals and objectives in the existing Land Use Element, specific Vehicle Miles Traveled (VMT) reduction policies contained in the Mobility Element, policies that emphasize the facilitation of solar energy and reduction of GHG emissions contained in the 2010 Sustainable City Action Plan, as well as short-term sea level rise and flooding adaptation strategies contained in the City's draft CAAP. By defining and regulating uses not currently defined in the zoning code, the proposed amendments have the potential to encourage more efficient use of the City's existing commercial corridors by bringing neighborhood-serving commercial uses in closer proximity to residents, and thereby, contributing to an overall reduction in VMT. Likewise, they would also facilitate reduced parking requirements related to expansions of historical structures. This change may also result in decreased VMT, and associated emissions, including criteria pollutants and greenhouse gases. Finally, the proposed amendments would facilitate installation of rooftop solar energy collection systems, resulting in lower energy demand and thus fewer emissions from energy consumption. Impacts to existing local regulations would, therefore, be less than significant.



**XII. MINERAL RESOURCES.** Would the project:

Historically, the primary mineral resources within the City of Long Beach have been oil and natural gas. However, oil and gas extraction operations have diminished over the last century as the resources have become depleted. Today, extraction operations continue but on a reduced scale compared to past levels.

**a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The Project does not propose any alteration of local mineral resource land uses, and there are no mineral resource activities that would be altered or displaced by Project implementation. No further discussion is required.

**b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

Please see Section XII.a. above for discussion.

**XIII. NOISE.** Would the project result in:

Noise is defined as unwanted sound that disturbs human activity. Environmental noise levels typically fluctuate over time, and different types of noise descriptors are used to account for this variability. Noise level measurements include intensity, frequency, and duration, as well as time of occurrence.

Some land uses are considered more sensitive to ambient noise levels than other uses due to the amount of noise exposure and the types of activities involved. Residences, motels, hotels, schools, libraries, churches, nursing homes, auditoriums, parks and outdoor recreation areas are more sensitive to noise than are commercial and industrial land uses.

**a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The proposed Project involves amendments to the City's zoning code and does not propose any construction projects at this time. New land uses that would be permitted in commercial zones as a result of the proposed Project are accompanied by performance standards that are intended to reduce potential impacts of these uses. For example, operational performance standards for the animal adoption and boarding use include a limitation on the size of the adoption and boarding area to ensure the use is an ancillary component of the primary operation, as well as a requirement to incorporate sound-proofing features in compliance with the City's noise ordinance. Written documentation by a licensed acoustical engineer to demonstrate compliance to the noise ordinance would also be required.

Future construction activities related to the provisions of this Project could involve various types of short-term noise impacts from trucks, earth-moving equipment, and paving equipment. However, all construction activities and land use operations must be performed in compliance with the City's Noise Ordinance (Long Beach Municipal Code Section 8.80). Project implementation would not alter the Noise Ordinance provisions or exempt any future land uses or improvements from local noise controls. The local Noise Ordinance would continue to regulate all future land use construction and operational noise levels. No further environmental analysis of this issue is necessary.

**b. Generation of excessive groundborne vibration or groundborne noise levels?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

Please see Section XIII.a. above for discussion. Project implementation would occur in compliance with local noise and vibration controls.

**c. For a project located within the vicinity of a private airstrip or airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The Long Beach Airport is located within the City just north of the 405 freeway between Cherry Avenue and Lakewood Boulevard. All future development near the Long Beach Airport would be in compliance with all applicable local and FAA requirements. The Project would not alter air traffic patterns or encourage developments that could conflict with established Federal Aviation Administration (FAA) flight protection zones. No further environmental analysis is necessary.

**XIV. POPULATION AND HOUSING.** Would the project:

The City of Long Beach is the second largest city in Los Angeles County. At the time of the 2000 Census, Long Beach had a population of 461,522, which was a 7.5 percent increase from the 1990 Census. The 2010 Census reported a total City population of 462,257.

- a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The Project involves various changes to Title 21 of the Long Beach Municipal Code (Zoning Ordinance) to amend the regulations pertaining to a variety of currently-undefined uses; residential, commercial, and institutional development standards; and administrative noticing procedures. Generally, the proposed Project does not change the development potential of the City's zoning, nor does it represent an increase in density or intensification of use in commercial areas. New land uses such as escape rooms, tutoring centers, for example, are similar to those permitted in commercial zones that serve to improve access to residential areas adjacent to those commercial zones. As appropriate the newly defined land uses are accompanied by performance standards to minimize potential impacts and also require an Administrative Use Permit (AUP) or Conditional Use Permit (CUP) process, in some cases, to further ensure harmony among new and existing development. As such, the proposed Project is not expected to directly or indirectly induce population growth. No further environmental analysis is required.

- b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The Project does not set forth or encourage any policies, activities or implementation measures that would directly or indirectly displace existing residential units in the City. No further environmental analysis is required.

**XV. PUBLIC SERVICES.** Would the project:

Fire protection would be provided by the Long Beach Fire Department. The Department has 23 stations in the City. The Department is divided into bureaus of Fire Prevention, Fire Suppression, the Bureau of Instruction, and the Bureau of Technical Services. The Fire Department is accountable for medical, paramedic, and other first aid rescue calls from the community.

Police protection would be provided by the Long Beach Police Department. The Department is divided into bureaus of Administration, Investigation, and Patrol. The City is divided into four Patrol Divisions: East, West, North and South.

The City of Long Beach is served by the Long Beach Unified School District, which also serves the City of Signal Hill, Catalina Island and a large portion of the City of Lakewood. The District has been operating at or over capacity during the past decade.

**Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:**

**a. Fire protection?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The Project involves changes to the City's Zoning Ordinance that are not intended to directly or indirectly induce population growth that could result in increased demand for fire protection services or fire protection facilities. All new development subject to the code changes will continue to be subject to fire code review during the building plan check process as well as subject to fire facilities impact fees. No further environmental analysis is required.

**b. Police protection?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

Similar to Section XV.a. above, since the Project is not intended to directly or indirectly induce population growth, the Project would not significantly increase demands for police protection service, nor require provision of new police facilities. New development projects will continue to be subject to police facilities impact fees.

**c. Schools?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

Since the Project is not intended to directly or indirectly induce population growth, the Project would not result in any significant increased demand for public school services or facilities. New development projects will continue to be subject to school impact fees.

**d. Parks?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

Since the Project is not intended to directly or indirectly induce population growth, the Project would not generate any significant additional demand for provision of park services or facilities by the City. New development projects will continue to be subject to Park Impact Fees.

**e. Other public facilities?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

No other impacts have been identified that would require the provision of new or physically-altered governmental facilities. New development projects will continue to be subject to sewer, transportation, and storm water impact



fees and review by the applicable departments during the development review process to upgrade facilities, as necessary.

**XVI. RECREATION**

**a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The Project does not alter land use regulations related to population density or growth and is not intended to directly or indirectly induce population growth that could result in increased demand for recreational facilities. No further environmental analysis is required.

**b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

Please see Section XVI.a. above. No further environmental analysis is required.

**XVII. TRANSPORTATION. Would the project:**

**a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The Project involves zoning code amendments to update code regulations with current land use trends and best practices and will not conflict with a program plan, ordinance or policy addressing the circulation system. The Project allows for greater flexibility to provide on-site parking opportunities by exempting parking garage areas in multi-family and non-residential buildings from counting toward Floor Area Ratio (FAR) calculations, as well as eliminating building setbacks for underground parking. The Project is

intended to implement the City's Land Use strategies/policies, the Mobility Element, and strategies contained in the Sustainable City Action Plan. No further environmental analysis is required.

**b. Conflict with or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

Please see Section XVII.a. for discussion. Since the Project would not encourage or plan for significant traffic growth, there would be no significant impacts on Vehicle Miles Traveled (VMT). The proposed zoning code amendment is anticipated to minimally decrease the availability of parking related to expansions or interior alterations for the creation of bedrooms in historic landmarks and related structures, which may lead to a decrease in VMT and idling of local traffic. Generally, the proposed Project will encourage more efficient land use patterns that allow a wide array of neighborhood-serving commercial uses to locate on the City's commercial corridors and to improve multi-modal access to such uses by City residents.

**c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The Project would not create or encourage any hazardous transportation-related design features or incompatible uses. Rather, one of Development Standards amendments clarifies standards for corner cut-offs at locations of fences and garden walls. Corner cut-offs are provided to enhance safety and visibility for pedestrian and vehicular traffic at intersections. No further environmental analysis is required.

**d. Result in inadequate emergency access?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The Project does not propose or encourage any specific land uses or developments or transportation network modifications that would have the

potential to result in deficient or inadequate emergency access routes. Certain provisions of the proposed changes to the zoning code are anticipated to improve pedestrian and vehicular safety. No further environmental analysis is required.

### **XVIII. TRIBAL CULTURAL RESOURCES**

**a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, that is:**

**i. Listed or eligible for listing in the California Register of Historic Resources, or in a local register of historic resources as defined in Public Resources Code Section 5020.1(k), or**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

Please see Section V. (Cultural Resources) above. Project implementation would not result in any specific construction activities involving extensive excavation, and therefore would not be anticipated to significantly affect or destroy any Native American tribal cultural resources. The proposed "Land Use" amendments are most likely to involve changes of use within existing buildings, though they also expand the allowable range of commercial uses that may be proposed in new development in applicable commercial zones. While the probability of encountering a tribal cultural resource or human remains is low, any occurrence or discovery is subject to existing protections under California law. No further environmental analysis is required.

**ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

Please see Section XVIII.a. above. The City has no substantial evidence of any significant resource impacted by this change to the zoning code. During the discretionary review of development projects, the City will provide locational information to potentially impacted tribal officials and will conduct formal consultation, as may be required. No further environmental analysis is required at this time.

**XIX. UTILITIES AND SERVICE SYSTEMS.** Would the project:

**a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

**b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

**c. Result in a determination by the waste water treatment provider, which serves or may serve the project that has adequate capacity to serve the project's projected demand in addition to the providers existing commitments?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

**d. Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

**e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

For Sections XIX.a. through e.: Generally, the proposed Project does not change the development potential of the City's zoning, nor does it represent an increase in density or intensification of use in commercial areas. New land uses such as escape rooms, tutoring centers, for example, are similar to those permitted in commercial zones that improve and serve residential areas adjacent to those commercial zones. The Project also involves height exemptions for solar structures which would facilitate solar power generation. This would not be expected to place an undue burden on any utility or service system.

The City of Long Beach is an urbanized setting with all utilities and services fully in place. Future demands for utilities and service systems have been anticipated in the General Plan goals, policies, and programs for future growth. The City's Urban Water Management Plan (UWMP) anticipates a level of population growth in excess of the General Plan, therefore the buildout of the General Plan, including any future development projects, will result in water demand equal to or less than that already anticipated in the UWMP. No further environmental analysis is necessary.

**XX. WILDFIRE**

**If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:**

**a. Substantially impair an adopted emergency response plan or emergency evacuation plan?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact



**b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

**c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

**d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

For Sections XX.a. through d.: The City of Long Beach has not been identified as a Very High Fire Hazard Severity Zone Project by CAL Fire,<sup>1</sup> nor is the City in or near a State Responsibility Area<sup>2</sup>. The Project involves a.) defining and providing regulations for uses currently undefined in the zoning code (Land Use amendments); b.) modernizing existing development standards (Development Standards amendments); and c.) streamlining noticing processes (Administrative Procedures amendments) across multiple subsections of the City code, and would not be expected to impair emergency plans, exacerbate wildfire risks and expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire place. The Project would not require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. Lastly, as discussed in Section VII.iv. above, the City is relatively flat and characterized by slopes that are not high (less than 50 feet) or steep (generally sloping flatter than 1-1/2:1,

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<sup>1</sup> [http://fire.ca.gov/fire\\_prevention/fire\\_prevention\\_wildland\\_zones\\_maps\\_citylist](http://fire.ca.gov/fire_prevention/fire_prevention_wildland_zones_maps_citylist)

<sup>2</sup> [http://www.fire.ca.gov/firepreventionfee/srviewer\\_launch](http://www.fire.ca.gov/firepreventionfee/srviewer_launch)

horizontal to vertical). The Project would not be expected to expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire instability, or drainage changes. No further environmental analysis is necessary.

**XXI. MANDATORY FINDINGS OF SIGNIFICANCE**

- a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

As determined in Section IV. Biological Resources and Section V. Cultural Resources, the Project would have no significant adverse impacts on biological or cultural resources. The proposed Project would not degrade the quality of the environment, impact any natural habitats, effect any fish or wildlife populations, threaten any plant or animal communities, alter the number or restrict the range of any rare or endangered plants or animals, or eliminate any examples of the major periods of California history or prehistory.

- b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The Project zoning code amendments would not contribute to any cumulative growth effects beyond what is anticipated for the City’s future in the General Plan.

**c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?**

- Potentially Significant Impact       Less Than Significant with Mitigation Incorporation       Less Than Significant Impact       No Impact

The proposed Project would not directly or indirectly cause any substantial adverse effects on human beings. For this reason, the City has concluded that this Project can be implemented without causing significant adverse environmental effects and determined that the Negative Declaration is the appropriate type of CEQA documentation.