

CITY OF LONG BEACH

H-1

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 4th Floor Long Beach, CA 90802 (562) 570-5237 Fax: (562) 570-6205

May 19, 2009

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Adopt resolution approving and adopting the 2008-2014 Housing Element of the General Plan and authorize submittal to the California Housing and Community Development Department for certification. (Citywide)

DISCUSSION

State housing and general plan laws require that county and local governments periodically develop and submit local Housing Elements for State review and certification. Upon State certification and City adoption, a Housing Element becomes one of the State required elements of a community's General Plan. Long Beach's housing plan has been developed in coordination with the City's General Plan LB2030 program.

On August 28, 2008, the Draft 2008-2014 Housing Element was released. Study sessions on the draft plan were provided to the public and Planning Commission on February 27 and October 2, 2008. The City Council reviewed the document on November 11, 2008, and directed staff to submit the draft element to the State Department of Housing and Community Development (HCD) for their review prior to final adoption by the City. Staff revised the draft element (Exhibit A – Revised Draft 2008-2014 Housing Element) in response to HCD's comments (Exhibit B – Letter and Comments from HCD). Attached is a summary of these comments, and the page numbers where revisions can be found (Exhibit C – Summary of HCD Comments and Revisions). On May 7, 2009, the Planning Commission certified the Negative Declaration and recommended the Revised Draft 2008-2014 Housing Element for Council adoption as the final 2008-2014 Housing Element (Exhibit D – Planning Commission Staff Report and Negative Declaration).

This letter was reviewed by Assistant City Attorney Michael J. Mais on May 4, 2009 and by Budget and Performance Management Bureau Manager David Wodynski on April 29, 2009.

TIMING CONSIDERATIONS

On March 17, 2009, the City Council authorized the Community Development Department to submit two applications to the State Department of Housing and Community

Development for up to \$37 million in HCD sponsored grants for infill housing and transit-oriented development. In order to be eligible for this assistance, the City must have a State certified housing plan in place by June 3, 2009. Therefore, it is imperative that the City adopt and submit a new housing plan to HCD with enough time for them to perform a final review and certification.

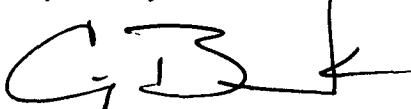
FISCAL IMPACT

Submission of a Housing Element to the State has no fiscal impact on the General Fund. Creation of a new Housing Element is being paid for through special revenue funds in the Development Services and Community Development Departments. However, should the City not meet the HCD Housing Element certification deadline, the City will not be eligible for \$37 million in State infill housing and transit-oriented development grants.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



CRAIG BECK
DIRECTOR OF DEVELOPMENT SERVICES

CB:JG:pg
C:\Documents and Settings\jagilmo\My Documents\City Council\5.19.09 Housing Element\3.doc

- Attachments: Exhibit A – Revised Draft 2008-2014 Housing Element
Exhibit B - Letter and Comments from HCD
Exhibit C – Summary of HCD Comments and Revisions
Exhibit D – Planning Commission Staff Report and Negative Declaration
City Council Resolution

APPROVED:



PATRICK H. WEST
CITY MANAGER

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

1800 Third Street, Suite 430
P. O. Box 952053
Sacramento, CA 94252-2053
(916) 323-3177 / FAX (916) 327-2643
www.hcd.ca.gov



Exhibit B

February 19, 2009

Mr. Craig Beck, Director
Development Services Department
City of Long Beach
333 West Ocean Boulevard
Long Beach, CA 90802

Dear Mr. Beck:

RE: Review of the City of Long Beach's Draft Housing Element

Thank you for submitting Long Beach's draft housing element received for review on June 11, 2008. The Department is required to review draft housing elements and report the findings to the locality pursuant to Government Code Section 65585(b). A telephone conversation on February 11, 2009 with Ms. Pat Garrow and Ms. Jill Griffiths, of your staff, facilitated the review.

The Department commends Long Beach for assisting in the construction of the Villages at Cabrillo, an 81-unit affordable housing complex serving low- and very low-income households. While the element address many statutory requirements, revisions will be necessary to comply with State housing element law (Article 10.6 of the Government Code). For example, the element must include a complete inventory analysis demonstrating the suitability of non-vacant and underutilized sites to accommodate additional residential development. This and other revisions are described in the enclosed Appendix.

The Department is available to assist the City in revising the element to comply with housing element law. If you have any questions or would like assistance, please contact Brett Arriaga, of our staff, at (916) 445-5888.

Sincerely,

A handwritten signature in cursive script that reads "Cathy E. Creswell".

Cathy E. Creswell
Deputy Director

Enclosure

**APPENDIX
CITY OF LONG BEACH**

The following changes would bring the City of Long Beach's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on the Department's website at www.hcd.ca.gov/hpd. Refer to the Division of Housing Policy Development and the section pertaining to State Housing Planning. Among other resources, the Housing Element section contains the Department's latest technical assistance tool *Building Blocks for Effective Housing Elements (Building Blocks)* available at www.hcd.ca.gov/hpd/housing_element2/index.php, the Government Code addressing State housing element law and other resources.

A. Housing needs, Resources, and Constraints

1. *Include an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites (Section 65583(a)(3) and 65583.2).*

Long Beach has a regional housing need allocation (RHNA) of 9,583 housing units, of which 3,806 units are for lower-income households. To address this need, the element relies on newly constructed and entitled units, pending residential development applications, and vacant and underutilized sites. To demonstrate the adequacy of the units and strategies to accommodate the remaining RHNA, particularly for lower-income households, the element must address the following:

Site Inventory and Analysis

Progress Toward the RHNA: While Chart 45 lists 200 constructed, under construction or entitled units estimated to be affordable to lower-income households, the element must demonstrate their affordability based on actual rents and sales prices or other mechanisms establishing affordability in the planning period.

Sites Inventory: Many sites listed in Appendix B are comprised of multiple parcels. For example, site four is made up of twelve individual parcels. The element must also list each parcel in the inventory by size, zoning, general plan designation and existing use.

Realistic Capacity: The element must describe the methodology used to determine the residential capacity of sites in the inventory, accounting for land-use controls and site improvements. The element assumes residential development will occur at the maximum allowable density and includes a few projects by their built densities to support this assumption. However, based on conversations with City staff, listed projects have been provided exceptions to zoning and development standards. The element should estimate residential capacity of sites according to base densities, without exception or modification to zoning. For example, the element could describe the built densities of projects in Chart 46 relative to the base zoned densities. In

estimating capacity of non-vacant sites or mixed-use sites, the methodology must account for the extent to which uses other than residential are allowed. Projected residential development capacity should not, for example, assume residential-only development on all mixed-use or commercial sites.

Suitability of Small Sites/Lot Consolidation: Many of the sites identified in the inventory (Appendix B) are comprised of multiple small parcels. The element must include an analysis of smaller sites, demonstrating their feasibility for residential development in the planning period. This is particularly important given the dependence on small sites to accommodate the City's share of the regional housing need for lower-income households and the necessary economies of scale to facilitate development of housing affordable to lower-income households. For example, most assisted housing developments utilizing State or federal financial resources typically include at least 50 to 80 units. Based on conversations with City staff, many of the parcels identified within each site are ripe for lot consolidation based on ownership or prior lot assemblage. The element does not describe this potential and should clarify development trends, include information on the number of owners, indicate where sites have been assembled, and include program actions for lot consolidation and/or parcel assemblage. Further information can also be found on the *Building Blocks'* website at http://www.hcd.ca.gov/hpd/housing_element2/SIA_zoning.php.

Non-Vacant and Underutilized Sites: The element must include analyses of non-vacant and underutilized sites to demonstrate their potential to be redeveloped with residential uses or more intensive residential uses at appropriate densities. Specifically, the analysis should analyze the extent existing uses may constitute an impediment to additional residential development and should also describe development trends, market conditions, and the availability of regulatory and/or other incentives to encourage redevelopment. While the element generally describes the current uses of sites in the inventory (Appendix B), it should include an analysis to demonstrate their feasibility for redevelopment in the planning period. For example, Site 11 (page B-7) lists its current use as Fast Food and Auto Repair, but does not describe the conditions of the existing structures and whether the businesses are operating or have plans to close or relocate. To assist in addressing this statutory requirement, see the Department's technical assistance memo at http://www.hcd.ca.gov/hpd/housing_element2/SIA_zoning.php#nonvacant.

Zoning for a Variety of Housing Types

Emergency Shelters: While the element discusses allowing emergency shelters as a permitted use in the port-IP and PD-31 zones (page III-16), it should include a discussion of the appropriateness of these zones and an analysis demonstrating sufficient capacity in these zones to accommodate the City's need for emergency shelters. Further information describing these requirements can be found in the Department's Chapter 633, Statutes of 2007 (SB 2), technical assistance memo at http://www.hcd.ca.gov/hpd/housing_element2/SHN_shelters.php.

Transitional and Supportive Housing: The element indicates the City's intention to comply with SB 2, by differentiating transitional and supportive housing that operates as group residence versus transitional or supportive housing operating as rental apartments (page III-17). However, these proposed policies appear to impose additional restrictions on transitional and supportive housing that are

not apartments. Pursuant to SB 2, transitional and supportive housing must be considered a residential use, regardless of the number of people, and only subject to those restrictions that apply to other residential uses of the same type in the same zone. The element should demonstrate zoning consistent with these requirements or include programs as appropriate.

2. *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, including land use controls and local processing and permit procedures (Section 65583(a)(5)).*

Land-Use Controls: While the element describes some of the City's zoning and development standards in Chart 38 and 39, including higher parking requirements in the coastal zone, it should also analyze these standards, particularly development requirements within the coastal zone, for their impact on the cost, supply and affordability of housing and evaluate the ability to achieve maximum permitted densities. Depending on the results of the analysis, the element may need to add a program to encourage and facilitate affordable housing in the coastal zone.

Processing and Permit Procedures: The element must thoroughly describe and analyze the City's permit processing and approval procedures by zone, particularly those of the higher density residential areas for impacts on the cost and supply of housing. While the element describes the City's site plan review requirements and provides average timeframes for residential projects, it should also describe and analyze any other special permitting requirements. For example, per our conversation, the City requires legislative approval for multifamily developments in excess of 50 units. The element should analyze this processing requirement for the impact on approval certainty and cost and supply of housing, including identifying findings of approval for the development review. The element should also describe and analyze any separate processing and permit procedures for developments within the coastal zone.

Constraints on Housing for Persons with Disabilities: The City's definition of "family" (page III-14) appears to distinguish between related and unrelated persons and could act as a constraint on housing for persons with disabilities. The element should include a program to amend the City's definition of family. Please see the enclosed sample regarding the definition of "family".

B. Housing Programs

1. *Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels, including rental housing, factory-built housing, mobilehomes, and emergency shelters and transitional housing. Where the inventory of sites, pursuant to paragraph (3) of subdivision (a), does not identify adequate sites to accommodate the need for groups of all household income levels pursuant to Section 65584, the program shall provide for sufficient sites with zoning that permits owner-occupied and rental multifamily residential use by right, including density and development standards that could accommodate and facilitate the feasibility of housing for very low- and low-income households (Section 65583(c)(1)).*

As noted in finding A1, the element does not include a complete site analysis and therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types. At a minimum, the element should be revised as follows:

Emergency Shelters: As noted in finding A1, the City must provide a discussion of the appropriateness of the port-IP and PD-31 zones and include an analysis demonstrating sufficient capacity in those zones to accommodate the City's need for emergency shelters. Depending on the outcome of that analysis, the City may need to revise Program 2.2 to identify alternate zones that can adequately facilitate the City's need for emergency shelters.

Additionally, the program should 1) clarify that emergency shelters will be permitted without a conditional use permit (CUP) or other discretionary action; and 2) ensure shelters only subject to the same development and management standards that apply to other uses within the identified zone.

2. *Provide information on the redevelopment agency's role in the City's effort to encourage the development of a variety of housing types for all income levels (Section 65583(c)).*

While the element provides annual projections of low- and moderate-income funds (page IV-10 and IV-11), it must also describe the planned uses for the current planning period. For example, the element should demonstrate adequate funds for all programs depending on redevelopment resources, such as Programs 1.1, 2.5, 3.1, 3.2, 3.5, 4.1, 5.1. For your information, Community Redevelopment Law (Health & Safety Code Section 33334.4) requires Agencies, over each 10-year period of the implementation plan, to ensure housing assistance is proportionately provided to very low- and low-income households (based on the proportion each group represents of the community's total housing need for lower- and moderate-income persons) and also to persons under the age of 65 years (based on the proportion this population group represents of the total population reported from the current census). Section 33413(b)(4) requires a redevelopment implementation plan to be consistent with a community's housing element. The integration of applicable information from the redevelopment agency's current housing implementation plan into the housing element will assist in the development of an effective housing element.

3. *Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low-, and moderate-income households (Section 65583(c)(2)).*

Housing production for lower-income households represented only six and four percent of total new housing units since January 2006 and total housing units during the previous planning period, respectively (Chart 45 and 50). Given this low proportion of residential development affordable to lower-income families, the element should revise existing programs or add new ones to more effectively encourage and facilitate housing production for lower-income households, particularly on identified sites. For example, Program 4.1 could commit to annually apply for specific funds or assist in applications for funds and describe when non-profits will be identified. Program 4.2 could be revised to include incentives to encourage and facilitate the development of housing affordable to low- and moderate-income households.

In addition, the element should either amend existing programs or include specific actions to assist in the development of housing for extremely-low-income households. The element could, for example, add or revise programs proposed under *Housing Assistance to, and Preservation of, Affordable units* (Programs 1.1 and 1.2) to assist in the development of housing affordable to lower-income households, including extremely low-income. For example, additional programs could include prioritizing funding or projects that serve some extremely low-income households.

4. *The housing element shall contain programs which "address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing" (Section 65583(c)(3)).*

As noted in finding A4, the element requires an analysis of potential governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.

5. *The housing program shall preserve for low-income household the assisted housing developments identified pursuant to paragraph (8) of subdivision (a). The program for preservation of the assisted housing developments shall utilize, to the extent necessary, all available federal, state, and local financing and subsidy programs identified in paragraph (8) of subdivision (a), except where a community has other urgent needs for which alternative funding sources are not available. The program may include strategies that involve local regulation and technical assistance (Section 65583(c)(6)).*

The element identifies 2,228 at-risk units, including over 600 units at high-risk, of converting to market-rate uses in the planning period and includes Program 1.1 (Preservation of At-Risk Units) to address those units (Page II-48 and V-20). While the program includes important actions such as monitoring the units, it should also include actions to ensure tenants receive proper notifications and conduct community education. In addition, while the program explores funding, it should include actions to assure funding will be available. For example, the program should commit the City to support or assist funding applications. The program should also provide numerical objectives for this commitment. Additional information and resources are available from the California Housing Partnership Corporation (CHPC) at <http://www.chpc.net>. Sample programs are included in the *Building Blocks'* section on Preserve Units At-Risk of Conversion to Market-Rate Uses at http://www.hcd.ca.gov/hpd/housing_element2PRO_conserve.php.

C. Coastal Zone Localities

In housing element updates, coastal localities shall document the number of low- and moderate-income units converted or demolished, and the number of replacement units provided (Section 65588).

While the element contains a general statement regarding replacement of housing in the coastal zone since 1980 (Page III-24), it must also include the following housing data within Long Beach's coastal zone:

- the number of housing units for persons and families of low- and moderate-income required to be provided in new housing developments either within the coastal zone or within three miles;
- the number of existing residential dwelling units occupied by low- and moderate-income households required either within the coastal zone or within three miles of the coastal zone that have been authorized to be demolished or converted since January 1982; and
- the number of residential dwelling units for low- and moderate-income households that have been required for replacement.

Additionally, the analysis should consider appropriate programs to provide incentives and regulatory concessions in order to increase feasibility of providing low- and moderate-income housing within the coastal zone.



May 19, 2009

**EXHIBIT C – Summary of Housing and Community Development
Comments and Revisions**

to

The 2008 – 2014 Housing Element of the General Plan

**A SCANNED IMAGE OF THIS PORTION
OF THIS AGENDA ITEM WILL BE FORTHCOMING**

OR

PLEASE CONTACT

THE LONG BEACH CITY CLERK DEPARTMENT AT

(562) 570-6101

(562) 570-6789 (FAX)

cityclerk@longbeach.gov



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th Floor

Long Beach, CA 90802

(562) 570-6005

FAX (562) 570-6068

May 7, 2009

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

- 1) Certify Negative Declaration 04-09
- 2) Review Revised Draft 2008-2014 Housing Element of the General Plan
- 3) Recommend City Council Adopt Final 2008-2014 Housing Element of the General Plan

This is a request from the Director of Development Services that the Planning Commission hold a public hearing on the Revised Draft Housing Element, certify the Negative Declaration, and recommend that the City Council adopt the revised draft document as the City's 2008-2014 Housing Element. (Citywide)

DISCUSSION

On November 11, 2008, the City Council approved the Draft 2008-2014 Housing Element, with minor revisions, and instructed the Director of Development Services to submit this document to the California Department of Housing and Community Development (HCD) for its review.

In late February of 2009, HCD provided comments requesting changes to the draft element prior to plan approval. In response staff provided additional explanatory information and crafted supplemental policies for Council to consider. No major program, funding, planning or shift in emphasis is proposed by these changes.

The Planning Commission's role is to review staff's recommended changes to the revised Draft 2008-2014 Housing Element (attached as Exhibit A) and certify the environmental document.

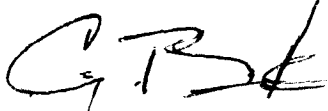
PUBLIC HEARING NOTICE

Public notice for this General Plan Amendment hearing was provided via a 1/8 page posting in the Long Beach Press Telegram Newspaper on April 23, 2009. Further, all known interested parties were made aware of the document changes and this hearing date via the 2008-2014 Housing Element E-Notify list, City E Notify announcement, and press releases on April 24, 2009.

ENVIRONMENTAL REVIEW

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, Negative Declaration No. 04-09 was issued and circulated for a 30-day period from March 30 through April 28, 2009 and is presented herein (Exhibit B) for certification.

Respectfully submitted,



CRAIG BECK
DIRECTOR OF DEVELOPMENT SERVICES

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Attachments: Exhibit A – Revised Draft 2008-2014 Housing Element
 Exhibit B – Negative Declaration No. 04-09



CITY OF LONG BEACH

LONG BEACH DEVELOPMENT SERVICES

#2
Exhibit B

333 West Ocean Blvd., 5th Floor, Long Beach, CA 90802 Phone: 570-6194 Fax: 570-6068

NOTICE OF INTENT TO ADOPT

TO: Office of the County Clerk
Environmental Filings
12400 E. Imperial Highway, Room 2001
Norwalk, CA 90650

FROM: Department of Development Services
Planning Bureau, 5th Floor
333 W. Ocean Boulevard
Long Beach, CA 90802

In conformance with Section 15072 of the State CEQA Guidelines, please post this Notice for a period of 30 days. Enclosed is the required fee of \$75.00 for processing.

Notice is hereby given that the Long Beach Planning Commission, Lead Agency for the purposes of CEQA, proposes to adopt a Negative Declaration (ND 04-09) for the project described below:

Project Location
Citywide

Project Title
City of Long Beach 2008-2014 Housing Element Update

Project Description

The Housing Element, a chapter of the Long Beach General Plan, is a comprehensive assessment of current and projected housing needs for all economic segments of the community. It sets forth various goals, policies, and programs addressing these local housing needs. This Housing Element, which will cover a planning period extending to June 30, 2014, is an update of the City's 2000-2005 Housing Element.

In general, this Housing Element:

- Defines the special needs population, housing and neighborhood issues in Long Beach;
- Assesses the housing market and housing affordability factors;
- Assesses the City's current development regulations and practice for their impact on housing development;
- Articulates housing and neighborhood improvement goals and policies;
- Identifies how the City will meet specific Regional Housing Need Assessment (RHNA) targets for providing housing affordable to various household incomes; and
- Establishes 2008-2014 housing development and neighborhood improvement programs with targeted objectives, timeframes, identified funding sources, and the City departments and bureaus responsible for working together to see that the objectives are met.

Review Period during which the Lead Agency will receive comments on the proposed Negative Declaration

Starting Date: March 30, 2009

Ending Date: April 28, 2009

Public Meeting of the Planning Commission for the proposed Negative Declaration (ND 04-09)

May 7, 2009

5:00 PM

Long Beach City Hall

First Floor Council Chambers

333 W. Ocean Boulevard

Long Beach, CA 90802

Copies of the Negative Declaration and all referenced documents are available for public review by contacting the Planning Bureau staff member shown below or on the internet at:

http://www.lbds.info/planning/environmental_planning/environmental_reports.asp

The project site is not on any list as enumerated under Section 65965.5 of the California Government Code.

The ND 04-09 Initial Study has determined that no significant impacts would occur to any resource areas as a result of this project.

For additional information, contact:

Craig Chalfant, Planner
Department of Development Services
Planning Bureau, 5th Floor
333 W. Ocean Boulevard
Long Beach, CA 90802

(562) 570-6368
craig_chalfant@longbeach.gov



City of Long Beach 2008-2014 Housing Element

INITIAL STUDY

Prepared by:

City of Long Beach
Department of Development Services
Planning Bureau

INITIAL STUDY

Project Title:

City of Long Beach 2008-2014 Housing Element Update

Lead agency name and address:

Long Beach Planning Commission
333 W. Ocean Boulevard, 5th Floor
Long Beach, CA 90802

Contact person and phone number:

Craig Chalfant
(562) 570-6368

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 Jill Griffiths, Advance Planning Officer
333 W. Ocean Boulevard, 5th Floor
Long Beach, CA 90802
(562) 570-6191

General Plan:

The Housing Element is one of the State mandated Elements of the City's General Plan. The Housing Element is focused on areas of the City that allow residential uses in their General Plan Land Use Designation.

Zoning:

The Housing Element involves all zoning districts that permit any type of residential land use.

Project Description:

The State of California mandates that every municipality prepare and periodically update a Housing Element as part of its General Plan. The Housing Element is a comprehensive assessment of current and projected housing needs for all economic segments of a community. It is intended to embody policies for providing adequate housing and includes action programs to achieve this purpose. Unlike other mandatory General Plan Elements, the Housing Element is subject to detailed statutory requirements regarding content and is subject to mandatory review by the State housing agency.

This Housing Element, a six-year plan extending from July 1, 2008 through June 30, 2014, is an update of the City's 2000-2005 Housing Element (which was an update of

the 1989 Housing Element). As it was with the 2000-2005 Element, most of the housing goals and policies have remained consistent with those established in 1989.

In general, this Housing Element:

- Defines the special needs population, housing and neighborhood issues in Long Beach;
- Assesses the housing market and housing affordability factors;
- Assesses the City's current development regulations and practice for their impact on housing development;
- Articulates housing and neighborhood improvement goals and policies;
- Identifies how the City will meet specific Regional Housing Need Assessment (RHNA) targets for providing housing affordable to various household incomes; and
- Establishes 2008-2014 housing development and neighborhood improvement programs with targeted objectives, timeframes, identified funding sources, and the City departments and bureaus responsible for working together to see that the objectives are met.

Opportunities for Residential Development

The Southern California Association of Governments (SCAG), as the regional planning agency, is responsible for allocating the RHNA to individual jurisdictions within its six county planning region, which includes Los Angeles County. For this 2008-2014 Housing Element update, the City of Long Beach is allocated a RHNA of 9,583 housing units as follows:

- Extremely Low/Very Low-Income (up to 50% of average median income): 2,321 units (24.2%)
- Low-Income (51 to 80% of average median income): 1,485 units (15.5%)
- Moderate-Income (81 to 120% of average median income): 1,634 units (17.1%)
- Above Moderate-Income (more than 120% of average median income): 4,143 units (43.2%)

The RHNA uses January 1, 2006 population and housing data as the baseline for growth projections. As a result, housing units constructed, permitted, or entitled since this baseline date can be credited toward the RNHA for this Housing Element. Since January 1, 2006, a total of 4,823 units in the City qualify for this credit as follows:

- Units Constructed: 1,359 units, including 5 low-income and 12 moderate-income units
- Units Rehabilitated: 337 units, including 336 very-low income units
- Units Under Construction: 758 units, including 121 very low-income and 50 low-income units

- Units Entitled: 1,483 units, including 13 very low-income, 11 low-income and 12 moderate-income units
- Applications Received: 886 units, including 97 moderate income units

In addition, the City has identified three vacant sites and 14 underutilized sites totaling 53.53 acres that together have the potential to accommodate up to 5,199 new units. These sites are located as follows:

1. 600 W. Broadway (World Trade Center): 5.61 acres, 1,122 potential units
2. 245 W. Broadway (Old State Office Building): 2.68 acres, 536 potential units
3. Broadway and Daisy Avenue (northwest and northeast corners): 6.04 acres, 453 potential units
4. Long Beach Boulevard and 1st Street (northwest corner): 2.06 acres, 412 potential units
5. Long Beach Boulevard and Spring Street (southeast corner): 8.35 acres, 372 potential units
6. Long Beach Boulevard and Willow Street (southwest corner): 3.37 acres, 364 potential units
7. Long Beach Boulevard and Broadway (northeast corner): 3.53 acres, 339 potential units
8. Long Beach Boulevard and Anaheim Street (southwest corner): 2.71 acres, 293 potential units
9. Long Beach Boulevard and 6th Street (northwest corner): 3.53 acres, 265 potential units
10. Long Beach Boulevard and Willow Street (southeast corner): 2.18 acres, 235 potential units
11. Long Beach Boulevard and 9th Street (southeast corner): 2.00 acres, 216 potential units
12. Santa Fe Avenue and Spring Street (northwest corner): 4.92 acres, 148 potential units
13. 1081-1095 Long Beach Boulevard: 1.20 acres, 130 potential units
14. 1332 Locust Avenue: 1.00 acres, 108 potential units
15. Broadway and Atlantic Avenue (southeast corner): 1.38 acres, 104 potential units
16. Willow Street and Caspian Avenue (southwest corner): 2.04 acres, 61 potential units
17. Long Beach Boulevard and 19th Street (northeast corner): 0.93 acres, 41 potential units

This Housing Element also proposes the following changes to the City's Zoning Code to accommodate special needs groups (which includes the homeless, disabled persons, single parents, large households, college students, seniors, and persons with substance abuse problems):

- Emergency Shelters: The Zoning Code would be amended within one year of the adoption of the 2008-2014 Housing Element to permit emergency shelters, by right, in the Port – IP zone and in PD-31 Villages at Cabrillo. This Code amendment would establish specific development and operational standards for emergency shelters in these districts.
- Transitional Housing and Supporting Housing: The Zoning Code would be amended to differentiate transitional or supportive housing that operates as a group residence versus transitional or supportive housing that are regular rental apartments. The former would be permitted or conditionally permitted under Small or Special Group Residence, while the latter would be permitted by right as multi-family residences in multi-family zones.
- Single-Room Occupancy (SRO) Housing: The Zoning Code would be amended to incorporate SRO housing under the provisions for Special Group Residence, with performance standards similar to other Special Group Residences in the same zoning district.

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 (adopt Negative Declaration, recommend City Council approve 2008-2014 Housing Element)
Long Beach City Council (approve 2008-2014 Housing Element)

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:

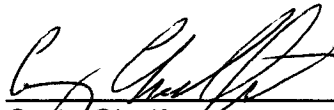
Negative Declaration ND 04-09
City of Long Beach 2008-2014 Housing Element

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Population & Housing
<input type="checkbox"/> Agricultural Resources	<input type="checkbox"/> Hydrology & Water Quality	<input type="checkbox"/> Public Services
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Land Use & Planning	<input type="checkbox"/> Recreation
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Transportation & Traffic
<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> National Pollution Discharge Elimination System	<input type="checkbox"/> Utilities & Service Systems
<input type="checkbox"/> Geology & Soils	<input type="checkbox"/> Noise	<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.



Craig Chalfant
Planner

3/30/09

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 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 check list 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) 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

a. Would the project 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 proposed 2008-2014 Housing Element update would not result in significant adverse effects to any scenic vistas or public views of 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 Housing Element is a policy document that does not propose any specific development projects. While the Housing Element includes a list of 17 sites suitable for future housing development and proposes certain Zoning Code amendments to encourage special needs housing production, no specific development project proposals for these sites or any other locations in the City are part of this Housing Element update project.

In general, maintenance of the existing housing stock and development of new housing would not create significant visual obstructions to local scenic resources. While it is possible that any individual housing development could be of sufficient height and mass to partially obstruct some scenic views from the immediately adjacent properties, any possible obstruction would involve only a limited viewshed portion of these large resource expanses and would not significantly obstruct the overall public availability of ocean and mountain views. However, as stated above, no specific development project proposals are included in this Housing Element update. All future residential development project proposals will be subject to separate environmental review in accordance with the provisions of the California Environmental Quality Act (CEQA) and the CEQA Guidelines. Therefore, no further analysis of this environmental issue is necessary.

b. Would the project 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 as a result of Housing Element implementation. The Housing Element builds upon the other General Plan chapters, including the Conservation Element, and the policies and programs set forth in this Housing Element would be consistent with the goals, policies and objectives of the entire General Plan. There would therefore be no impact to any natural scenic resource and no further analysis is required.

c. Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

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

While Housing Element does identify 17 specific sites suitable for new housing development and encourages housing production, the Housing Element does not set forth any specific development project proposals. All future residential development proposals will be subject to separate environmental review in accordance with the provisions of CEQA.

The Housing Element does establish policies, programs and objectives for maintaining and improving the City's overall housing stock. Housing and neighborhood conservation/preservation is identified in the Housing Element as an important means to improve the quality of life for residents. Goal 3 of the Housing Element seeks to retain and improve the quality of existing housing and neighborhoods. The following policies are set forth to implement this Goal and ensure protection of neighborhood visual character and quality:

- Policy 3.3: Promote continued maintenance of quality ownership and rental housing by offering loans to encourage preventative maintenance and repair.
- Policy 3.4: Promote, where appropriate, the revitalization and/or rehabilitation of residential structures which are substandard or have fallen into disrepair.
- Policy 3.5: Continue to improve streets and drainage, sidewalks and alleys, green spaces and parks, street trees, and other public facilities, amenities and infrastructure.
- Policy 3.8: Promote strong, on-site management of multi-family complexes to ensure the maintenance of housing and neighborhood quality.

The Housing Element would therefore not degrade the City's existing visual character or quality but rather would set forth policies to improve the visual

character and quality of the City's built environment. No further analysis of this environmental issue is required.

d. Would the project 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

Housing Element Policy 3.5 promotes the continued improvement of the City's streets and other public amenities and infrastructure. As stated above, the Housing Element does not set forth any specific development project proposals. All future development proposals would be required to comply with all applicable regulations, including Long Beach Municipal Code Chapter 9.37 (Long Beach Nuisance Code). Since the Housing Element would not directly or indirectly create any adverse light or glare impacts, no further analysis is required.

II. AGRICULTURE 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. Would the project:

a. Would the project 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 non-agricultural use?

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

b. Would the project 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. Would the project involve other changes in the existing environment that, due to their location or nature, could result in conversion of Farmland to non-agricultural use?

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

For II. a., b. and c. - There are no agricultural zones within the City of Long Beach, which is a fully urbanized community that has been built upon for over half a century. The Housing Element would have no effect upon agricultural resources within the City of Long Beach or any other neighboring city or 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.

a. Would the project conflict with or obstruct implementation of the applicable Air Quality Attainment Plan?

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

The Housing Element would be consistent with all chapters of the Long Beach General Plan, including the Air Quality Element. In addition, 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.

In 2007, SCAG developed its Regional Housing Needs Assessment (RHNA) based on forecasts contained in its Regional Transportation Plan (see Population and Housing XII.a. for further discussion on RHNA). This included population, employment and household forecasts from 2006-2014. These growth forecasts are the basis for determining housing demand for each subregion. A portion of growth is allocated to each community within the Gateway Cities subregion, which includes the City of Long Beach. The City's RHNA allocation for the 2008-2014 planning period for all income groups is 9,583 housing units.

The Housing Element plans for the anticipated future housing needs set forth in the City's RHNA allocation, which are within the SCAG growth forecasts established for Long Beach. Since the Housing Element would be consistent with the SCAG growth forecasts, it would be consistent with the AQMP and therefore no further analysis is required.

b. Would the project violate any air quality standard or contribute to an existing or projected air quality violation?

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

While the Housing Element is a policy document that does not propose any specific development projects, it does establish goals and policies to provide housing assistance and preserve affordability, address unique local housing needs, retain and improve existing housing and neighborhoods, increase the opportunities for new housing construction, mitigate governmental constraints to housing investment and affordability, increase opportunities for home ownership, and ensure fair and equal housing opportunities. The creation of new housing units in conformity with the City's RHNA allocation target could result in some short term air quality construction impacts. However, implementation of the Housing Element will be consistent with both the AQMP and the City's Air Quality Element and would not result in any air quality impacts beyond what is typically associated with residential construction activities. In addition, all future housing

development projects will be subject to separate environmental review in accordance with CEQA. No further environmental analysis is necessary.

c. Would the project 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

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

Please see III.a. and b. above for discussion.

d. Would the project 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. Please see Sections III.a. and b. above for further discussion.

e. Would the project create objectionable odors 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 Housing Element is a policy document that does not propose any specific development projects and would not result in any new odors or intensification of odors typically associated with construction activities or housing maintenance and improvements (i.e. exterior painting). All future housing development projects will be subject to separate environmental review in accordance with the CEQA. No further environmental analysis is necessary.

f. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment, based on any applicable threshold of significance?

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

Future housing development will generate some emission of greenhouse gases during both project construction, primarily through construction vehicle and equipment exhaust emissions, and operations, primarily through passenger vehicle emissions. However, the Housing Element is a policy document that does not propose any specific development projects. While the Housing Element does identify 17 specific sites suitable for new housing development and proposes certain Zoning Code amendments to encourage special needs housing production, the Housing Element does not set forth any specific development project proposals. All future residential development proposals will be subject to separate environmental review in accordance with the provisions of CEQA. The Housing Element update would not result in any new, ongoing sources of greenhouse gas emissions. Therefore, the project's contribution to greenhouse gas emissions of global climate change would be less than significant.

g. Would the project conflict with any applicable plan, policy or regulation of an agency 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

See Section III.f. above for discussion. The project would not establish any new plans, policies or regulations that would conflict with any federal, State or local plans, policies or regulations intended to reduce greenhouse gas emissions.

IV. BIOLOGICAL RESOURCES

a. Would the project 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. While there are several residential neighborhoods located nearby or adjacent to parks and natural habitats (i.e., El Dorado Park, Los Cerritos Wetlands, Colorado Lagoon), there are no habitats for any sensitive or special status species within any residentially designated lands in the City. Wildlife species found in residential areas are typical for highly urbanized communities and are not considered rare, endangered or threatened. Housing retention and construction activities consistent with the Housing Element would occur in established residential areas and would not remove or impact any existing or planned wildlife habitats. No further environmental analysis is required.

b. Would the project 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

Housing retention and construction activities consistent with the Housing Element would occur in established residential areas and would not remove or impact any riparian habitat or other sensitive natural communities. No further environmental analysis is required.

c. Would the project 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

Housing retention and construction activities consistent with the Housing Element would occur in established residential areas and would not impact any protected wetland areas. No further environmental analysis is required.

d. Would the project 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

Housing retention and construction activities consistent with the Housing Element would occur in established residential 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. Would the project 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

The Housing Element is a policy document encouraging the preservation, maintenance and construction of housing resources. Implementation of the Housing Element 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. Would the project 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 Housing Element is unrelated to habitat conservation and would not have any adverse effects on any existing or future habitat conservation plans. The Housing Element would be consistent with all other chapters of the General Plan,

including the Conservation Element and the Open Space & Recreation Element. Please see Sections IV.a. through e. above for further discussion.

V. CULTURAL RESOURCES

Evidence indicates that primitive peoples inhabited portions of the City as early as 5,000 to 2,000 B.C. Much of the remains and artifacts of these ancient peoples were destroyed during the first century of the City's development. The remaining archaeological sites are located predominantly in the southeast sector of the City.

a. Would the project cause a substantial adverse change in the significance of a historical resource as defined in 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 (with the exception of areas such as protected park lands) have been previously disturbed and/or developed. The Housing Element includes provisions for the protection and maintenance of the City's historic buildings and neighborhoods, including the following policy:

Policy 3.6 Continue to preserve and maintain the City's historical and architecturally significant buildings and neighborhoods by establishing and maintaining historic landmarks and districts.

While the Housing Element does identify 17 specific sites suitable for future housing development and proposes certain Zoning Code amendments to encourage special needs housing production, this is a policy document that does not propose any specific development projects or alterations of any specific properties. Future development proposals consistent with the Housing Element will be subject to separate environmental review in accordance with CEQA. No further environmental analysis is required.

b. Would the project 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

The Housing Element does not propose any specific development projects and does not identify any specific construction activities involving excavation, and

therefore would not affect or destroy any archaeological resources due its geographic location. Please see Section V.a. above for further discussion.

c. Would the project 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 Housing Element does not propose any specific housing development projects and therefore would not impact any paleontological resources or geologic features. Please see Sections V.a. and b. above for further discussion.

d. Would the project 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 Housing Element does not propose any specific housing development projects and therefore would not involve the disturbance of any designated cemetery or other burial ground or place of interment. Please see Sections V.a. through c. above for further discussion.

VI. GEOLOGY AND SOILS

a. Would the project expose people or structures to potential substantial 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 Housing Element would be consistent with all chapters of the General Plan, including the Seismic Safety Element. While this Element does identify 17 specific sites suitable for future housing development and proposes certain Zoning Code amendments to encourage special needs housing production, the Housing Element is a policy document that does not propose any specific development projects or alterations of any specific properties. Future development proposals will be subject to separate environmental review in accordance with CEQA. In addition, all new construction is required to comply with current building codes and incorporate building methods 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 future housing developments must conform to all applicable State and local building codes relative to seismic safety. Please see Section VI.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 located 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 VI.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 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 indicate 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.

b. Would the project 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

The Housing Element is a policy document that does not propose any specific development projects or alterations of any specific properties. Future development proposals will be subject to separate environmental review in accordance with CEQA. In addition, all future development projects would be required to adhere to all applicable construction standards regarding erosion control, including best management practices (BMPs), to minimize runoff and erosion impacts from earth-moving activities such as excavation, recontouring and compaction. No further environmental analysis is necessary.

c. Would the project 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 VI.b. above for discussion. All future development projects would be constructed in compliance with all applicable building code requirements regarding soil stability.

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

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

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

e. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water 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 no need for septic tanks or any other alternative waste water disposal systems. No further environmental analysis is required.

VII. HAZARDS AND HAZARDOUS MATERIALS

a. Would the project 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

While the Housing Element does identify 17 specific sites suitable for future housing development and proposes certain Zoning Code amendments to encourage special needs housing production, the Housing Element is a policy document that does not propose any specific development projects or alterations of any specific properties. Future development proposals will be subject to separate environmental review in accordance with CEQA. In addition, hazardous materials handling associated with housing maintenance and construction activities would be limited to asbestos removal/disposal and common household materials such as paints and insecticides. The handling and disposal of any hazardous or potentially hazardous materials would be in full compliance 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. Would the project 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 VII. (a) above for discussion.

c. Would the project 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 VII. (a) above for discussion.

d. Would the project 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. All future residential development projects would be subject to separate CEQA review that would include analysis of information from the Cortese List. Please see Section VII.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 Housing Element would not alter air traffic patterns or encourage housing developments that could conflict with established Federal Aviation Administration (FAA) flight protection zones. Please see Section VII.a. above for further discussion.

f. For a project within the vicinity of a private airstrip, 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

There are no private airstrips located within or adjacent to the City. No further environmental analysis is required.

g. Would the project 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 Housing Element would be consistent with all chapters of the General Plan, including the Public Safety Element. The Housing Element 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.

h. Would the project expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?

- 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 residential 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 wild land fires. No further environmental analysis is required.

VIII. HYDROLOGY AND WATER QUALITY

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. Would the project violate any water quality standards or waste discharge requirements?

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

The Housing Element is a policy document that does not propose any specific development projects. The Housing Element would be consistent with all chapters of the General Plan, including the Conservation Element. All future development proposals in the City would be in full compliance with all applicable federal, State and local water quality standards and regulations. No further environmental analysis is required.

b. Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

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

Please see Section VIII.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. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

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

The Housing Element is a policy document that does not propose any specific development projects. All future residential developments would be subject to separate environmental analysis in accordance with CEQA. The Housing Element does not encourage any alterations to existing drainage patterns or to the course of streams or rivers. Please see Section VIII.a. above for further discussion.

d. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or 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 VIII.a. and c. above for discussion.

e. Would the project create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?

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

Please see Sections VIII.a. and c. above for discussion. The City's existing storm water drainage system is adequate to accommodate runoff from future residential development projects, which would be subject to separate environmental review in accordance with CEQA.

f. Would the project otherwise degrade water quality?

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

Please see Sections VIII.a. and c. above for discussion. While the Housing Element does identify 17 specific sites suitable for new housing development and proposes certain Zoning Code amendments to encourage special needs housing production, the Housing Element does not set forth any specific development

project proposals. All future residential development projects would be subject to all applicable water quality standards, regulations and best management practices (BMPs).

g. Would the project place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

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

According to the Federal Emergency Management Agency (FEMA), most of Long Beach is located in Zone X (based on Flood Insurance Rate Map dated January 2002), which is outside of the 100 year flood hazard area. While the Housing Element does not propose any specific development projects, it does include a list of 17 specific sites considered suitable for new housing development. None of these identified sites are located within a 100-year flood hazard zone or other special flood hazard area (see Project Description above starting on page one for the site locations). Furthermore, any future residential development proposals for these sites as well as any other location within the City will be subject to separate environmental review in accordance with CEQA.

h. Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows?

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

Please see Section VIII.g. above for discussion.

i. Would the project expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

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

Please see Section VIII.g. above for discussion. The City of Long Beach is not located in the proximity of a levee or dam.

j. Would the project result in inundation by seiche, tsunami or mudflow?

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

According to Plate 11 of the Seismic Safety Element, the majority of Long Beach is not within a zone influenced by the inundation of seiche, tsunami, or mudflow. Potential tsunami hazards would be limited to residential properties near the coastline. None of the 17 sites identified for possible housing development are in close enough proximity to the coastline to have significant tsunami hazard potential. Please see Section VIII.g. for further discussion.

IX. LAND USE AND PLANNING

a. Would the project physically divide an established community?

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

The 2008-2014 Housing Element is a six-year plan extending from July 1, 2008 through June 30, 2014. This Element is intended to address housing issues that include ensuring the quality and affordability of the housing stock, ensuring that suitable housing is available for persons of all economic segments, directing reinvestment in lower income areas, assisting individuals and families with special housing needs, and meeting the needs of a diversifying community. The goals of this Housing Element are as follows:

- Goal #1: Provide Housing Assistance and Preserve Publicly Assisted Units (Housing Affordability)
- Goal #2: Address the Unique Housing Needs of Special Needs Residents (Housing Accessibility for Special Needs Residents)
- Goal #3: Retain and Improve the Quality of Existing Housing and Neighborhoods (Housing and Neighborhood Improvement)
- Goal #4: Provide Increased Opportunities for the Construction of High Quality Housing (Housing Production)
- Goal #5: Mitigate Governmental Constraints to Housing Investment and Affordability (Government Constraints to Housing Development)
- Goal #6: Provide Increased Opportunities for Home Ownership (Home Ownership Opportunities)
- Goal #7: Ensure Fair and Equal Housing Opportunity (Fair and Equal Housing Opportunity)

The 2008-2014 Housing Element is a chapter of the Long Beach General Plan. This Housing Element builds upon the other General Plan chapters and would

remain consistent with the goals, policies and objectives of the entire General Plan. The goals and policies of this Housing Element are not intended to divide any established community. Rather than divide any established communities, the housing infill allowed in the 2008-2014 Housing Element is intended to preserve neighborhoods and provide greater housing opportunities for all segments of the Long Beach population. No further environmental analysis is required.

b. Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) 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 IX.a. above for discussion. The Housing Element would be consistent with the other chapters of the General Plan, including the Local Coastal Program (LCP). This Element is also consistent with the Long Beach 2010 Strategic Plan goals, policies and objectives, which include building a network of healthy neighborhoods and improving the quality and availability of neighborhood housing.

The Housing Element sets forth the following policies related to land use planning:

- Policy 2.1 Continue to implement the City's density bonus program to provide incentives for housing that is accessible and affordable to seniors and disabled persons.
- Policy 2.4 Encourage universal design of housing products and environments, making them usable by a wide range of people with different physical and mental abilities.
- Policy 2.5 Integrate and disperse special needs housing within the community and in close proximity to transit and public services.
- Policy 2.7 Proactively seek out new models and approaches in the provision of affordable housing, such as co-housing and assisted living facilities.
- Policy 3.2 Preserve and protect the character of established neighborhoods, with an emphasis on single-family neighborhoods and those beginning to decline.

- Policy 4.1 Provide adequate sites, zoned at the appropriate densities and development standards, to facilitate the housing production and affordability goals set forth in the 2008-2014 RHNA.
- Policy 4.2 Encourage a balance of rental and homeownership opportunities, including high quality apartments, townhomes, condominiums, and single-family homes to accommodate the housing needs of all socioeconomic segments of the community, including large families.
- Policy 4.3 Encourage new high quality rental and ownership housing through the implementation of design review guidelines, and architectural and green building standards.
- Policy 4.4 Continue to implement innovative strategies for encouraging the adaptive reuse of existing structures for residential purposes.
- Policy 4.5 Encourage residential development along transit corridors, in the downtown and close to employment, transportation and activity centers; and encourage infill and mixed-use developments in designated districts.
- Policy 4.8 Support the development of housing that is technology-friendly and designed to meet the housing needs of the emerging information and technology industry workforce.
- Policy 4.9 Utilize development agreements and zoning incentives to achieve a mix of affordability levels in large-scale projects.
- Policy 5.1 Periodically review City regulations, ordinances and fees to ensure they do not unduly constrain housing investment.
- Policy 5.2 Offer financial and/or regulatory incentives, such as density bonuses and fee reductions/waivers, where feasible, to offset or reduce the costs of developing affordable housing.
- Policy 5.3 Utilize Planned Developments (PDs), form-based zoning and other planning tools to allow flexible residential development standards in designated areas.

The Housing Element also includes a Housing Program for Special Needs Residents, which includes the following Zoning Code update objective:

Zoning Code Update for Special Needs Housing

Long Beach has a substantial special needs population within the community. The City of Long Beach allows for the siting of facilities designed to accommodate special needs groups, such as the homeless, disabled persons, single parents, large households, college students, seniors, and persons with substance abuse problems, among others. The Long Beach Zoning Code permits emergency shelters and transitional housing, dormitories, sororities/fraternities, licensed community care facilities, affordable senior housing, as well as other standard housing opportunities. However, the Zoning Code must be updated to include new terminology and to allow more opportunities for the siting of special needs housing to meet the new requirements of State legislation (SB 2 and AB 2634).

2008-2014 Objectives and Time Frame:

Adopt new zoning terms and classifications to address provisions for special needs housing within one year of the adoption of the 2008-2014 Housing Element.

- *Emergency Shelters:* Amend the Zoning Code to permit emergency shelters by right in the Port-Related Industrial (IP) zone and in PD-31 (Villages at Cabrillo). The Zoning Code amendment will establish specific development standards and the following performance standards for emergency shelters: maximum number of beds; proximity to other shelters; length of stay; off-street parking standards to be the same as other residential uses within the same zone; size and location of exterior and interior waiting drop-off; security and lighting; and provision of on-site management.
- *Transitional Housing and Supporting Housing:* Amend the Zoning Code to differentiate transitional or supportive housing that operates as group residence versus transitional or supportive housing that is regular rental apartments. The former will be permitted or conditionally permitted under Small or Special Group Residence. The latter will be permitted by right as multi-family residence in multi-family zones.
- *Single-Room Occupancy (SRO) Housing:* Amend the Zoning Code to incorporate SRO housing under the provisions for Special Group Residence. Conditions for approval will be objective and pertain to performance standards such as parking, management and security. Such conditions will be similar to those required for other Special Group Residence uses in the same zone.

The Housing Element includes this Zoning Code amendment provision in an effort to better serve the special needs population of the City. Changes to the Zoning Code would be done in accordance with all applicable provisions in the Long Beach Municipal Code for the review and approval of Zoning Code text amendments. In this manner, the Zoning Code amendment would be consistent with local regulations regarding land use policy.

This amendment would be positive in nature to the special needs population without creating adverse effects to existing residential neighborhoods. Emergency shelters would be permitted in the IP Port-Related Industrial district and the PD-31 district. Transitional and supportive housing would be permitted in multi-family districts.

As stated in Section IX.a. above, the 2008-2014 Housing Element is intended to preserve neighborhoods and provide greater housing opportunities for all segments of the Long Beach population. This update would not conflict the City's General Plan, the 2010 Strategic Plan, local redevelopment plans, or any other applicable land use plan. Impacts to existing residential district regulations would be less than significant and no further environmental analysis is necessary.

c. Would the project conflict with any applicable habitat conservation plan or natural communities conservation plan?

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

See Sections IX.a. and b. above for discussion. The City is highly urbanized environment characterized by in-fill development projects that recycle previously developed properties. The Housing Element will be consistent with all other chapters of the General Plan, including the Conservation Element and the Open Space & Recreation Element. As stated in Biological Resources IV.a. above, while there are several residential neighborhoods located nearby or adjacent to parks and natural habitats (i.e., El Dorado Park, Los Cerritos Wetlands, Colorado Lagoon), there are no habitats for any sensitive or special status species within any residentially designated lands in the City. No habitat conservation plan or natural communities conservation plan would be impacted by Housing Element implementation.

X. MINERAL RESOURCES

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 resource has become depleted. Today, extraction operations continue but on a reduced scale compared to past levels.

a. Would the project 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

All future housing development activity would take place in areas designed for residential land uses consistent with the General Plan Land Use Element and Zoning Code. There are no mineral resource activities that would be altered or displaced by the Housing Element. No further discussion is required.

b. Would the project 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 X.a. above for discussion.

XI. NOISE

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. Would the project result in exposure of persons to or generation of noise levels 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

While residential land uses are not typically associated with the types of operational noises found in non-residential land uses (peak hour passenger vehicular movements and congestion, commercial vehicle activity, machinery operations, etc.), construction of residential developments involves various types of short-term noise impacts from trucks, earth-moving equipment, and depending on project site characteristics, activities that generate short-term loud noises and vibrations such as pile driving. However, all construction activities must be done in compliance with the City's Noise Ordinance (Long Beach Municipal Code Section 8.80). The Housing Element would not alter the Noise Ordinance provisions or exempt any future housing projects from local noise controls.

The Housing Element will be consistent with all other chapters of the General Plan, including the Noise Element. While the Housing Element does identify 17 specific sites suitable for new housing development and encourages the production of new housing units, it does not set forth any specific housing development proposals. The Housing Element does not alter the nature of construction activities, and all future housing developments would involve the same type of short-term noise producing actions and equipment. The local Noise Ordinance would continue to regulate all future land use construction and operational noise levels. In addition, all future housing projects would be subject to separate environmental review in accordance with CEQA. No further environmental analysis of this issue is necessary.

b. Would the project result in exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?

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

See Section XI.a. above for discussion. Future residential development construction activities could expose persons to periodic ground borne noise or vibration (i.e., pile driving) during phases of demolition and construction. However, this type of noise would be typical for a construction site and would occur in compliance with local noise controls.

c. Would the project create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

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

See Section XI.a. above for discussion. While the Housing Element encourages new housing production and identifies specific sites suitable for new housing development, it does not set forth any specific development proposals or alter the nature of residential land uses. Ambient noise levels in future housing developments would be similar to noise levels found in existing residential land uses. While conversion of a vacant site to residential uses would cause a permanent increase in noise levels due to activation of a previously unused and/or unoccupied site, the increase in noise levels would not be considered significant and the Housing Element goals, policies, and programs would not encourage noise levels any higher than typically associated with residential land uses.

d. Would the project create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

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

See Sections XI.a. and c. above for 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 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. The Housing Element would not alter noise levels emanating from any future housing construction or residential land use operations. All future housing development must be in compliance with all applicable FAA regulations. The Housing Element would not alter air traffic patterns or encourage housing developments that could conflict with established Federal Aviation Administration (FAA) flight protection zones. No further environmental analysis is necessary.

f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area excessive noise levels?

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

There are no private airstrips located within or adjacent to the City. No further environmental analysis is required.

XII. POPULATION AND HOUSING

The City of Long Beach is the second largest city in Los Angeles County and the fifth largest in California. 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 2000 Census reported a total of 163,088 households in Long Beach, with an average household size of 2.8 persons and a Citywide vacancy rate of 6.32 percent.

According to the Southern California Association of Governments (SCAG) projections, City population growth is expected to be six percent during 2005 to 2015 and increase another three percent during 2015 to 2020, for an annual growth rate of less than one percent per year over the next two decades. Long Beach is expected to increase in population to approximately 503,450 by the year 2010 and exceed 533,000 by 2020.

a. Would the project induce substantial population growth in an area, either directly or indirectly?

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

While the Housing Element encourages new housing production and identifies 17 specific sites suitable for new housing development, it does not set forth any specific development proposals or alter the nature of residential land uses. The Housing Element would be consistent with all other chapters of the General Plan, including the Land Use Element. New residential developments would be consistent with the land use densities and intensities set forth in the General Plan Land Use Element and Zoning Code.

State Housing Element law requires local jurisdictions to accommodate a share of the region's projected housing needs for a specified planning period, which is referred to as the Regional Housing Needs Assessment (RHNA). The Southern California Association of Governments (SCAG) is the regional planning agency responsible for allocating RHNA assignments to individual jurisdictions.

For the 2008-2014 Housing Element, the City of Long Beach has been allocated a RHNA of 9,583 total housing units, made up of the following income groups based on Average Median Income (AMI):

- Extremely Low/Very Low-Income (up to 50% of AMI): 2,321 units (24.2%)
- Low-Income (51 to 80% of AMI): 1,485 units (15.5%)
- Moderate-Income (81 to 120% of AMI): 1,634 units (17.1%)
- Above Moderate-Income (more than 120% of AMI): 4,143 units (43.2%)

The City must ensure the availability of residential sites at adequate densities and appropriate development standards to accommodate these new units.

The RHNA uses January 1, 2006 population and housing data as the baseline for growth projections. As a result, housing units constructed, permitted, or entitled since this baseline date can be credited toward the RHNA for this Housing Element cycle. With units constructed, units under construction, and approved housing development entitlements taken into consideration, the City has facilitated the development of 4,823 housing units since January 1, 2006 (1,359 units constructed, 337 units rehabilitated, 758 units under construction, entitlements granted for 1,483 units, and applications received for 886 units). Overall, the City has a remaining RHNA for the 2008-2014 planning period of 5,983 units, consisting of 2,200 very low-income, 1,430 low-income, 1,576 moderate-income and 777 above moderate-income units.

A number of development applications are under various levels of City review. These development proposals would bring another 2,321 new units to the City. In addition, the 17 specific vacant and underutilized sites in Long Beach have the capacity to accommodate 5,199 units. Thus, without the need to rezone any property, the City has sufficient capacity to accommodate the 9,583 unit RHNA target.

The 2008-2014 Housing Element goals, policies, and programs are set forth to meet this remaining RHNA allocation need and therefore are consistent with SCAG's regional housing goals. Eleven of the 17 sites identified as suitable for future housing are located along the Blue Line Light Rail system and could be transit-oriented developments (TODs). Such urban infill is consistent with SCAG's Compass Blueprint program for regional smart growth and development. The City's existing 2010 Strategic Plan and General Plan, together with more recent data and public input gathered specifically for development of this update, inform the goals, policies, and programs of this 2008-2014 Housing Element. Therefore, this Housing Element is consistent with both local and regional housing policies and programs for future housing development to accommodate anticipated population growth in the City. No further environmental review is required.

b. Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

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

This Element is intended to address housing issues that include ensuring the quality and affordability of the housing stock, ensuring that suitable housing is available for persons of all economic segments, directing reinvestment in lower income areas, assisting individuals and families with special housing needs, and meeting the needs of a diversifying community.

The Housing Element does not set forth or encourage any policies or programs that would directly or indirectly displace existing housing units in the City. The intent of the Housing Element is to provide additional and enhanced housing opportunities for all income groups in the City. No further environmental analysis is required.

c. Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

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

Please see Section XII.b. above for discussion. The Housing Element does not set forth or encourage any policies or programs that would directly or indirectly displace people residing in the City.

XIII. PUBLIC SERVICES

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.

Would the proposed project 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 Housing Element does not propose any specific development projects, but rather encourages future housing development, demonstrates capacity and identifies sites considered suitable for residential projects. Housing Element goals, policies and programs encouraging increased and enhanced housing opportunities would be consistent with all other chapters of the General Plan, including the Land Use and Public Safety Elements. The Housing Element is a policy document rather than a development project, and it would not encourage housing growth beyond the goals, policies and programs established in the General Plan. This planned growth would not be of magnitude in added density and intensity to substantially affect the provision of fire protection services. All future residential development proposals will be subject to separate environmental review in accordance with CEQA. No further environmental review is necessary.

b. Police protection?

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

Similar to Section XIII.a. above, the Housing Element is a policy document rather than a development plan, and as such would not significantly increase demands for police protection service, nor require provision of new police facilities.

c. Schools?

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

Similar to Section XIII.a. above, the Housing Element is a policy document that will not result in an increased demand for public school services or facilities. As new housing comes into fruition, development fees will be paid to the school district to mitigate the impacts of these future projects.

d. Parks?

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

Similar to Section XIII.a. above, the Housing Element is a policy document that would not generate any additional demand for provision of park services or facilities by the City. As new housing comes into fruition, park impact fees will be paid to the City to mitigate the impacts of these future projects.

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.

XIV. 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 Housing Element is a policy document rather than a development project proposal, and it would not encourage housing growth beyond the goals, policies and programs established in the General Plan, including the Open Space & Recreation Element. This planned housing growth would not create significant increases in demand for parks or other recreational facilities beyond what has been anticipated in the Open Space & Recreation Element. Housing Element implementation would also be in compliance with all applicable requirements of the local Dedication of Parks in Perpetuity Ordinance. All future projects would be subject to separate CEQA review and all future housing units, except for low

and very low income units, would be required to pay park impact fees to the City. Therefore, impacts would be less than significant and no further environmental analysis is necessary.

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

The Housing Element is a policy document rather than a development project and does not include any proposals for recreational facilities or require construction or expansion of recreational facilities. The Housing Element would not encourage housing growth beyond the goals, policies and programs established in the General Plan. This planned growth would not create significant increases in demand for parks or other recreational facilities. All future projects would be subject to separate CEQA review and as discussed above, future housing units, except for low and very low income units, would be required to pay park impact fees to the City. No further environmental analysis is required.

XV. TRANSPORTATION/TRAFFIC

a. Would the project cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

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

The Housing Element is a policy document that does not propose any specific development projects. The Housing Element would be consistent with all other chapters of the General Plan, including the Mobility (Circulation) Element. The Housing Element would not encourage population growth beyond the planned growth set forth in the General Plan. All future projects would be subject to separate CEQA review and, except for low and very low income units, would be required to pay transportation developer fees. Therefore, the Housing Element goals, policies and programs would not result in traffic growth beyond the levels planned for in the General Plan. No further environmental analysis is necessary.

b. Would the project exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

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

Please see Section XV.a. for discussion. The Housing Element would not alter land use patterns or encourage population growth beyond the levels set forth in the General Plan. Since the Housing Element would not result in traffic growth beyond General Plan levels, there would be no significant impacts on levels of service.

c. Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

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

The Housing Element would be consistent with all General Plan chapters, including the Land Use Element. All future development in the vicinity of the Long Beach Airport would be in compliance with all applicable local and FAA requirements. No further environmental analysis is required.

d. Would the project substantially increase hazards to a 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 Housing Element is a policy document that does not propose any specific development projects and therefore would not create or encourage any transportation related design features. No further environmental analysis is required.

e. Would the project result in inadequate emergency access?

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

The Housing Element would not propose any specific development projects and would not alter any transportation patterns or emergency access routes. No further environmental analysis is required.

f. Would the project result in inadequate parking capacity?

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

The Housing Element would not encourage housing growth beyond levels planned for in the General Plan. The Housing Element would be consistent with all other chapters of the General Plan, including the Land Use and Mobility Elements. The Housing Element would not alter any local development standards related to parking or exempt any specific development projects from such parking standards. No further environmental analysis is necessary.

g. Would the project conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

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

The Housing Element is a policy document that would be consistent with all other chapters of the General Plan, including the Mobility Element. The Housing Element would not set forth or encourage any proposals or projects that would conflict with any adopted alternative transportation policies. No further environmental analysis is required.

XVI. UTILITIES AND SERVICE SYSTEMS

a. Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

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

b. Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

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

c. Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

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

d. Would the project have sufficient water supplies available to serve the project from existing entitlement and resources, or are new or expanded entitlement needed?

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

e. Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

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

f. Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

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

g. Would the project comply with federal, state, and local statutes and regulations related to solid waste?

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

For Sections XVI.a. through g. - The Housing Element would be consistent with all other chapters of the General Plan and 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. No further environmental analysis is necessary.

XVII. 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

The proposed project would be located within an established urbanized setting. As determined in Section IV. Biological Resources and Section V. Cultural Resources, the Housing Element would have no impacts on biological or cultural resources. The Housing Element 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)?**

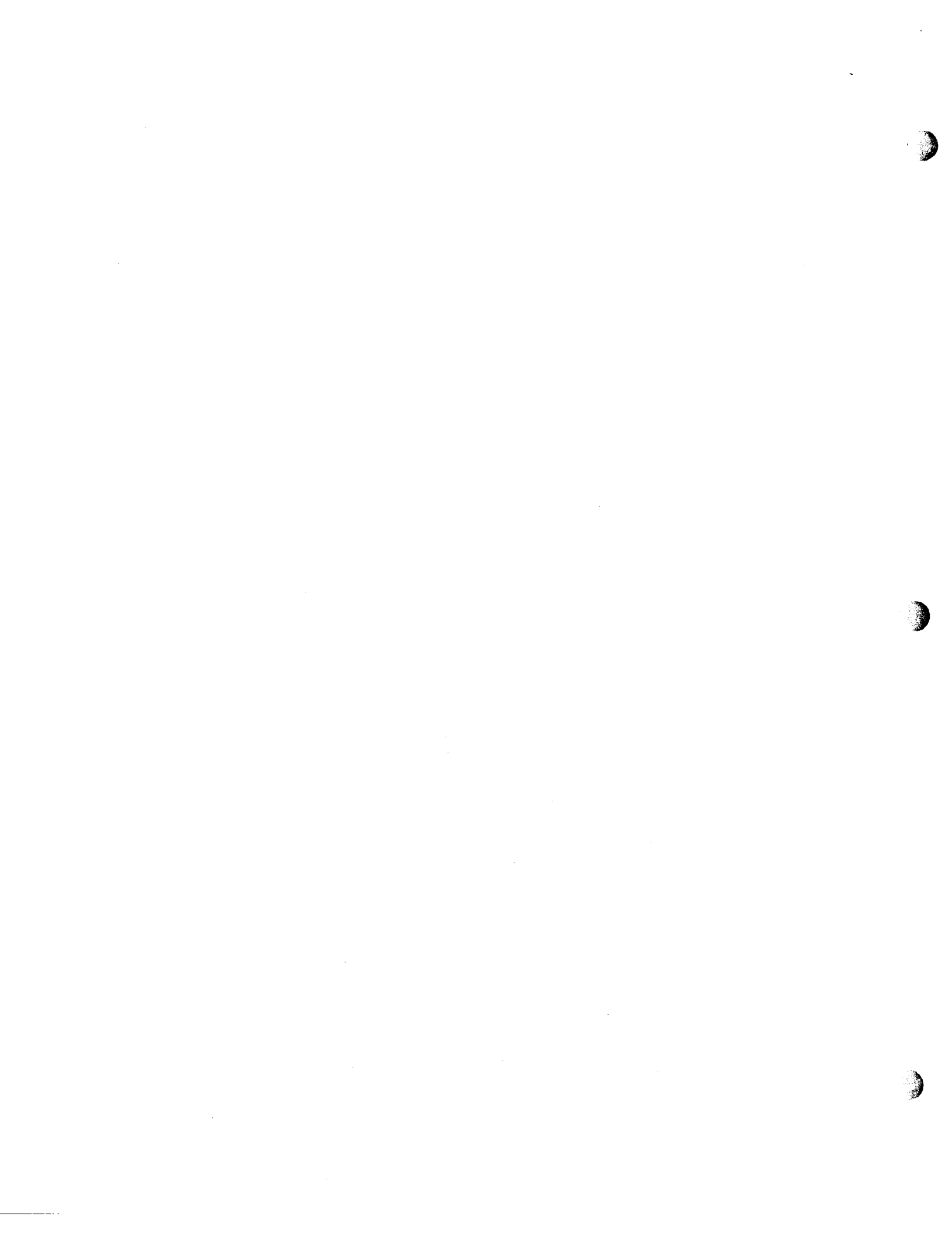
- Potentially Significant Impact Less Than Significant with Mitigation Incorporation Less Than Significant Impact No Impact

The Housing Element is a policy document and does not propose any specific development projects. The Housing Element would be consistent with all other chapters of the General Plan and 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

Based on the analysis provided above for all environmental issues, the Housing Element would not directly or indirectly cause any adverse impacts to human beings.



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RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF LONG BEACH ADOPTING, AFTER PUBLIC
HEARING, THE 2008-2014 HOUSING ELEMENT OF THE
GENERAL PLAN OF THE CITY OF LONG BEACH

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

Section 1. The City Council does hereby find, determine and declare:

A. The City Council of the City of Long Beach has adopted, pursuant to Section 65302 of the California Government Code, a Housing Element as part of the City's General Plan.

B. The City Council desires to amend the Housing Element of the General Plan by adopting the 2008-2014 Housing Element as set forth in this resolution.

C. The Planning Commission held a public hearing on May 7, 2009, regarding the adoption of the 2008-2014 Housing Element of the General Plan.

D. At that hearing, the Planning Commission gave full consideration to all pertinent facts, information, proposals, environmental documentation and recommendations respecting all parts of the 2008-2014 Housing Element of the General Plan and the viewpoints expressed at the public hearing, and afforded full opportunity for public input and participation.

E. Following receipt of all appropriate environmental documentation, full hearings and deliberation, the City Planning

1 Commission certified the Negative Declaration No. ND-0409 and
2 recommended approval of the 2008-2014 Housing Element of the General
3 Plan of the City of Long Beach and further directed that said
4 recommendation be forwarded to the City Council for consideration.

5 F. That on May 19, 2009, the City Council conducted a duly
6 noticed public hearing at which it gave full consideration to all pertinent
7 facts, information, proposals, environmental documentation and
8 recommendations respecting all parts of 2008-2014 Housing Element of the
9 General Plan and the views expressed at the public hearing and afforded
10 full opportunity for public input and participation.

11 G. Following receipt of all appropriate environmental
12 documentation, full hearings and deliberation, the City Council did concur
13 with the recommendations of the Planning Commission and did approve
14 and adopt the environmental documentation and the amendment to the
15 2008-2014 Housing Element of the General Plan of the City of Long Beach

16 Section 2. The City Council of the City of Long Beach hereby formally
17 approves and adopts the 2008-2014 Housing Element of the General Plan of the City of
18 Long Beach, as recommended by the Planning Commission. Such 2008-2014 Housing
19 Element is attached hereto and incorporated herein by this reference.

20 Section 3. The Director of Development Services for the City of Long
21 Beach shall promptly submit a copy of the adopted Housing Element to the State
22 Department of Housing and Community Development in accordance with Government
23 Code Section 65585(g).

24 Section 4. This resolution shall take effect immediately upon its adoption
25 by the City Council, and the City Clerk shall certify the vote adopting this resolution.

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I hereby certify that the foregoing resolution was adopted by the City Council of the City of Long Beach at its meeting of _____, 2009, by the following vote:

Ayes: Councilmembers: _____

Noes: Councilmembers: _____

Absent: Councilmembers: _____

City Clerk

OFFICE OF THE CITY ATTORNEY
ROBERT E. SHANNON, City Attorney
333 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802-4664