

**ZONE CHANGE FINDINGS**  
**Century Villages at Cabrillo**  
**Application No. 1709-11, ZCHG22-002**  
**September 1, 2022 (Planning Commission)**

Pursuant to Section 21.25.106 of the Long Beach Municipal Code, in all cases, the Planning Commission and the City Council shall be required to make the following findings of fact before rezoning a parcel. These findings and staff analysis are presented for consideration, adoption and incorporation into the record of proceedings:

**1. THE PROPOSED CHANGE WILL NOT ADVERSELY AFFECT THE CHARACTER, LIVABILITY OR APPROPRIATE DEVELOPMENT OF THE SURROUNDING AREA; AND**

Positive Finding: The proposed Specific Plan is the result of a considerable community engagement process. An extensive outreach process spanning three years was launched that included engaging residents, service providers and administrators through over a dozen meetings, workshops, and community events. Multiple surveys were also distributed to gauge resident opinion on general and specific subject matters related to the Plan Area update. The Plan Area encompasses a portion of the former Naval Housing facilities (27-acres) located west of the Terminal Island Freeway, east and south of Cabrillo High School, and north of Technology Way.

The proposed Specific Plan is a master plan of a residential community that includes emergency, bridge/transitional and permanent housing with supportive services. The Specific Plan includes principals and goals to guide future development, programming and improvements that will occur in the Plan Area. These objectives will support the Specific Plan's goals to support the current and future needs, challenges and opportunities for the area, guide redevelopment of antiquated building stock and available land, streamline the review and approval process for future phases of development, and provide certainty for government agencies, property owners, and developers.

Pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, an Initial Study (IS) was prepared for the project, identifying potentially significant effects. A Draft Environmental Impact Report (EIR) was prepared for the project, analyzing the following environmental effects: Aesthetics, Air Quality, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems. The Draft EIR was circulated for a 45-day public review period between June 18, 2021 and August 2, 2021. The Mitigation Monitoring and Reporting Program (MMRP), which is included in the Final EIR, is designed to ensure compliance with adopted mitigation measures during project buildout. While mitigation measures have been

proposed to reduce the level of environmental impacts, the Final EIR identified certain impacts that would remain significant, unavoidable, and adverse even after all feasible mitigation measures have been incorporated into the project. These environmental impacts involve conflict with an applicable air quality, greenhouse gas emissions, and noise. Due to these significant unavoidable adverse impacts, certification of this EIR requires approval of a Statement of Overriding Considerations (SOC) that determines the project's economic, legal, social, and/or technological benefits would outweigh the unavoidable adverse environmental impacts, and the adverse impacts may be considered acceptable.

The Final EIR evaluated two Alternatives to the proposed project to determine if the alternatives could feasibly meet most of the project objectives while avoiding or substantially lessening significant project impacts. The Alternatives considered were the No Project Alternative and Reduced Project Alternative. Based on the analysis provided in the Draft Program EIR, the No Project Alternative was determined not to meet project objectives. The Reduced Project Alternative (reduce the development intensity by 10 percent) would reduce but not eliminate significant and unavoidable impacts associated with air quality and noise compared to the proposed Specific Plan. The Specific Plan's significant and unavoidable GHG impact would be eliminated under this alternative. Impacts related to aesthetics, cultural resources, energy, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, population and housing, public services, recreation, transportation, and utilities and service systems would remain the same as or slightly reduced compared to the Specific Plan. The reduced intensity alternative would meet the Specific Plan's objectives, but not fully implement the potential of the Specific Plan and leaving out much needed opportunities for additional housing and services for both the Century Villages at Cabrillo community and the unhoused population of the Long Beach metropolitan area.

No adverse changes to the character of the area, such as destruction of existing culturally significant buildings or structures, or the physical division of an established community, are permitted, contemplated, or expected. The Specific Plan includes design guidelines and development standards necessary to produce high-quality development to protect the cohesion of the existing residential community, and to ensure that redevelopment of antiquated building stock and available land be compatible with the overall campus. All new development will be reviewed on a case-by-case basis following the adoption of this Specific Plan and will be conditioned to be of the appropriate size, scale, massing, and intensity in conformance to the Specific Plan and its goals and objectives.

## **2. THE PROPOSED CHANGE IS CONSISTENT WITH THE GOALS, OBJECTIVES AND PROVISIONS OF THE GENERAL PLAN.**

Positive Finding: Century Villages at Cabrillo Specific Plan conforms to the general goals, policies, and designations of the City's General Plan Land Use Element (LUE), adopted by the City Council in 2019. The plan area is located within page 14 of the Land Use Element Map. The PlaceType of the Plan Area pursuant to the General Plan Land Use Map is Regional Serving Facility (RSF). RSF's are those facilities, businesses and operations that not only serve the City, but also the region. Public-serving uses, such as the Century Villages at Cabrillo Plan Area, are consistent with the uses allowed by the LUE.

The LUE's land use district, called "PlaceType," for the Plan Area is Regional-Serving (RSF) Facility. The Regional-Serving Facility (RSF) PlaceType is intended for land uses serving not only the City of Long Beach, but also facilities, businesses and operations meeting regional needs. Public-serving uses, such as the Century Villages at Cabrillo Plan Area, are consistent with the uses allowed by the LUE.

The Specific Plan also advances Land Use Element goals, strategies and policies, including

- Goal No. 1: Implement Sustainable Planning and Development Practices. The Specific Plan does this by promoting sustainable urban development patterns with more compact walkable environments, flexibility to grow, and use of green building requirements for new developments, as well as complete streets and non-auto-oriented mobility strategies. Urban design strategies in the Specific Plan include improving connectivity by standardizing streets, connecting walkway and bicycle networks, and extending the transit system. Buildings will be developed with multiple functions to sustain growth and change in a built-out neighborhood.
- Goal No. 3: Accommodate Strategic Growth and Change. The existing adaptive reuse of the former naval housing facilities has become antiquated. The Century Villages at Cabrillo Specific Plan will promote regional-serving uses, create new transit-oriented development, and promote infill and redevelopment to support transit. Implementation of the Specific Plan allows for high density residential uses near transit stations. The existing on-site Transit Center provides residents access to bus routes that begin and end in the Plan Area. The Specific Plan also provides guidance to allow various neighborhood serving uses with flexibility to adapt to the evolving needs of the community.

- Goal No. 5: Diversify Housing Opportunities. Allow a variety of housing types, encourage housing opportunities, services and amenities for all income levels, age groups and household types, establish clear rules and locations for special housing types, such as congregate care, assisted living, senior housing and housing with supportive services. The Specific Plan supports a unique housing community that provides a variety of housing opportunities to veteran and non-veteran individuals, families, youth, and children. The Plan Area provides a robust continuum of supportive housing, ranging from shelter, to transitional housing, to permanent housing.

Further, the Specific Plan conforms to and furthers the goals of the General Plan's Urban Design Element, by requiring high-quality development, sustainable design, and serious architecture, as well as creating complete streets and a pedestrian- and bike-friendly mobility environment.

The Specific Plan also conforms to the General Plan's Mobility Element through its plan for mobility systems that are planned, maintained and operated consistent with the principle of complete streets, active living, and sustainable community design. The Specific Plan also will guide the enhancement of existing streets into "complete streets" that are friendly to all users, whether bike, bus, or pedestrians, in addition to automobile users. Goal No. 1 of the Mobility Element is to create and efficient, balanced, multimodal mobility network; this includes establishing a network of complete streets, reconfiguring existing streets to emphasize modal priorities, strategically improving circulation, reducing the environmental impacts of the transportation system, and managing the supply of parking, all of which are achieved through the Specific Plan's development standards and guidelines. Furthermore, the vision for the future of the City's transportation system includes, flexible, convenient, affordable, and energy-efficient transportation options, mobility practices that maintain and enhance safety while strengthening community, sense of place, urban design and the natural environment, and land use planning integrated with a multimodal mobility network, providing people with options to choose various forms of convenient transportation. The Specific Plan is consistent with the overall goals of the Mobility Element including the associated addendums comprised of the Green TI Plan for the Terminal Island Freeway, Bicycle Master Plan and CX3 Pedestrian Plan.

The Specific Plan conforms to the City's Housing Element in planning for present and future housing needs, including strategies and programs to improve development regulations and accommodate future growth targets for housing affordable to all household income levels. The Specific Plan promotes redevelopment of antiquated structures and underutilized areas for a mix of development, which would provide quality dwelling units for residents in need

while hosting modern spaces for current and new social service providers, commercial uses, and community amenities.

The Specific Plan also advances Housing Element goals, strategies and policies, including:

- Goal No. 1: Provide increased opportunities for the construction of high quality housing. Allow policies that facilitate the development of affordable housing by streamlining the approval process for projects with substantial levels of affordable housing, encourage residential development along transit corridors, establish and maintain partnerships with nonprofit organizations, affordable housing builders, and for-profit developers, to provide greater access to affordable housing funds. The Specific Plan will streamline opportunities for affordable development by providing flexible guidelines that support the construction of new housing units in a transit rich environment.
- Goal No. 2: Mitigate government constraints to housing investment and affordability. Examine existing land use policies and regulations that impact housing construction, standardize review policies to streamline permitting, and provide for timely and coordinated processing of development projects and associated environmental clearances to minimize project-holding costs. The implementation of the Specific Plan will address existing land use and processing constraints to streamlining affordable housing that exist with the PD-31, Sub-area D zoning designation.
- Goal No. 3: Provide housing assistance and preserve publicly assisted units. The Century Villages at Cabrillo campus is a 100% affordable residential community that provides supportive services to residents. The implementation of the Specific Plan will preserve the existing affordable housing units and provide the opportunity to increase the number of affordable housing units in the Plan Area.
- Goal No. 4: Address the unique housing needs of special needs residents. The Century Villages at Cabrillo campus currently provides affordable housing for special needs residents. The implementation of the Specific Plan will provide additional opportunities to increase housing to special needs residents. The Plan Area provides a variety of housing opportunities with continuum of supportive housing, ranging from shelter, to transitional housing, to permanent housing.
- Goal No. 5: Retain and improve the quality of existing housing and neighborhoods. Encourage place-based strategies for neighborhood planning and improvements that incorporate biking, pedestrian, and public

transit connections. The implementation of the Specific Plan will include sustainable design strategies that include green building practices for new development, residential units near public transit stations, and improved connectivity by standardizing streets, connecting walkway and bicycle networks. The implementation of the Specific Plan will improve the quality of existing housing that may be antiquated as well as bring quality of life improvements to the neighborhood.

- Goal No. 6: Ensure fair and equal housing opportunity. The Specific Plan does not provide for market rate housing. The Century Villages at Cabrillo campus is dedicated to providing housing and supportive services to vulnerable communities including, but not limited to, veterans, special needs individuals, and seniors. The Specific Plan embraces the goal of providing fair and equal housing opportunities to the community it serves.

The Specific Plan area is not within the Coastal Zone, does not contain a scenic route or highway, and does not contain significant mineral resources, therefore the Coastal Element, Scenic Routes Element and Conservation Element do not apply.

**3. IF THE PROPOSED CHANGE IS A REZONING OF AN EXISTING MOBILE HOME PARK, THAT THE REQUIREMENTS OF SECTION 21.25.109 HAVE BEEN OR WILL BE FULLY MET.**

Not Applicable: The proposed change does not involve the rezoning of an existing mobile home park.

## **ZONING CODE AMENDMENT FINDINGS**

### **Century Villages at Cabrillo Specific Plan**

#### **Application No. 1709-11, ZCA22-002**

**September 1, 2022 (Planning Commission)**

Pursuant to Government Code Sections 65853 and 65855, the Planning Commission shall render a decision on any proposed Zoning Code Amendment and transmit the reasons for the recommendation, and the relationship of the proposed amendment to the applicable general and specific plans, to the City Council. These findings and analysis are presented for consideration, adoption and incorporation into the record of proceedings.

### **1. THE AMENDMENT IS CONSISTENT WITH OBJECTIVES, PRINCIPLES, AND STANDARDS OF THE GENERAL PLAN; AND**

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**2. THE AMENDMENT WILL NOT ADVERSELY AFFECT THE CHARACTER, LIVABILITY OR APPROPRIATE DEVELOPMENT OF THE CITY, AND IS IN CONFORMITY WITH PUBLIC NECESSITY, CONVENIENCE, GENERAL WELFARE, AND GOOD PLANNING PRACTICE.**

Positive Finding: The proposed Specific Plan is the result of a considerable community engagement process. An extensive outreach process spanning three years was launched that included engaging residents, service providers and administrators through over a dozen meetings, workshops, and community events. Multiple surveys were also distributed to gauge resident opinion on general and specific subject matters related to the Plan Area update. The Plan Area encompasses a portion of the former Naval Housing facilities (27-acres) located west of the Terminal Island Freeway, east and south of Cabrillo High School, and north of Technology Way.

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