



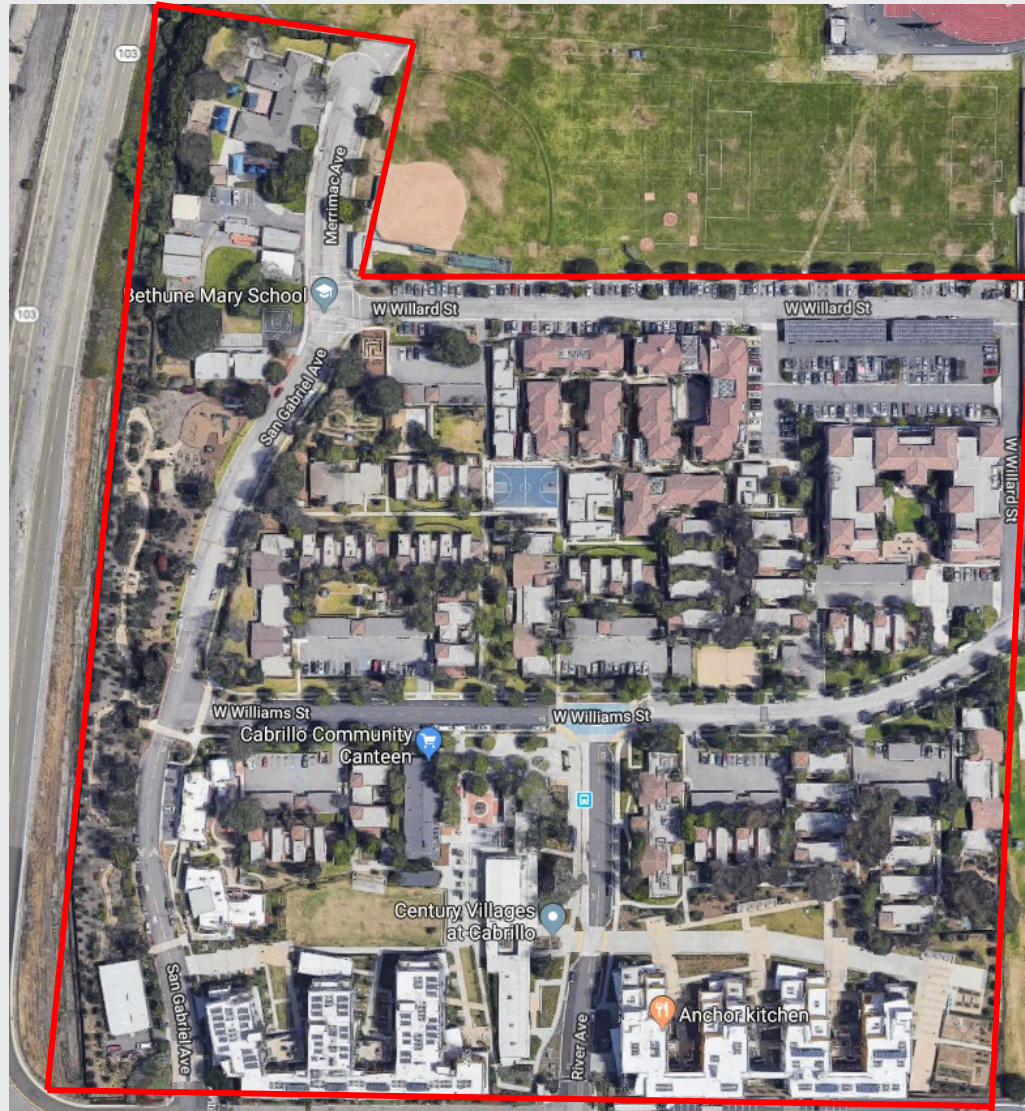
# Planning Commission

September 1, 2022

**Century Villages at Cabrillo Specific Plan  
Zoning Code Amendment, Zone Change  
Application Number 1709-11**

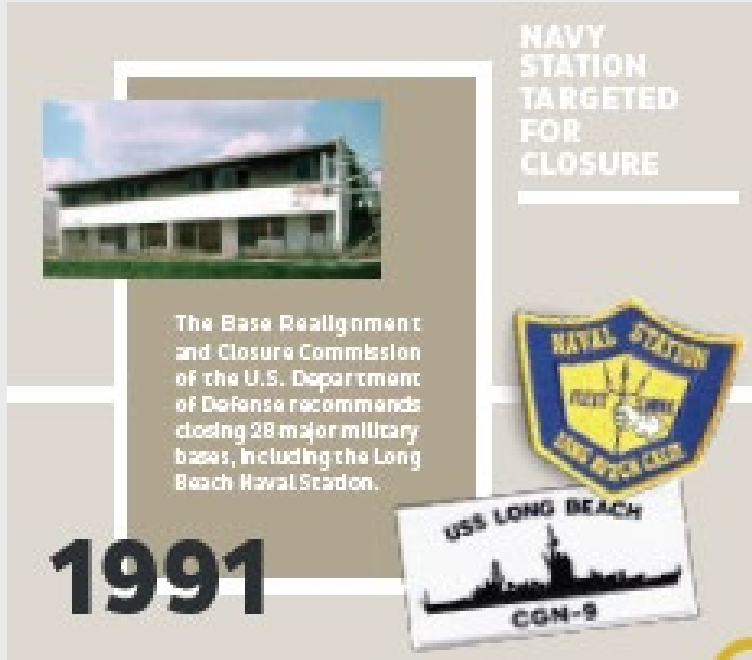


# Existing Conditions



- 27-Acre Campus
- **Zoning: PD-31, Subarea D**  
California State University Research & Technology Center/Villages at Cabrillo  
Long Beach Vets Planned District
- **General Plan:** RSF – Regional Serving Facility

# Background



United States Naval housing complex serving the Navy's shipyard closed in 1991.

Department of Defense transferred 27-acre portion to Villages at Cabrillo to provide transitional and permanent housing to the homeless in 1997.



# Existing Campus



Phase 1 - Completed 2001  
(Adaptive Reuse)

Phase 2 - Completed 2004  
(Casa de Cabrillo)

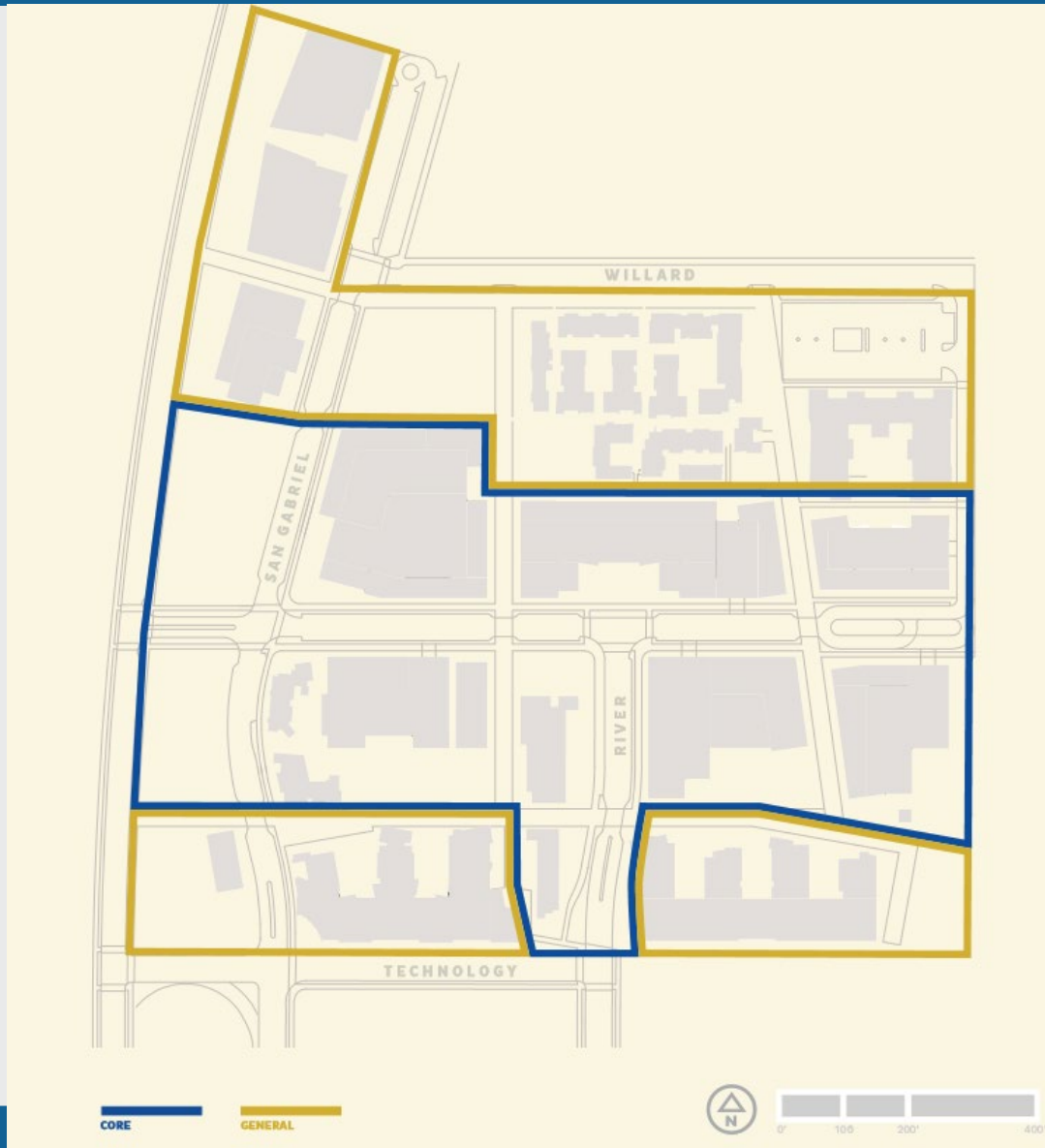
Phase 3 - Completed 2009  
(Family Commons)

Phase 4 - Completed 2014  
(Cabrillo Gateway)

Phase 5 - Completed 2018  
(Anchor Place)

Phase 6 - Approved in 2020  
(The Cove)

# Land Use Districts



## Village Core - Central Location

- Active uses located closer to the existing Transit Center and main entrance
- Primary administrative functions, commercial uses and social spaces
- Denser development

## Village General – North/South Location

- Multi-family residential uses incorporating amenities, services and administrative uses
- Lower scale development



# Design Strategies

## STRENGTHEN LINKAGES

### STRATEGY 1

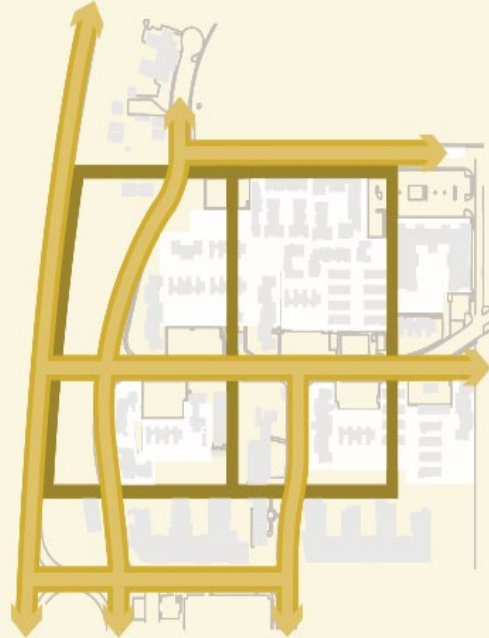
**How do we improve connectivity to and within the Villages?**

Standardize streets and sidewalks along San Gabriel, Williams and River

Extend activity promenades [fire lanes] north of William

Connect street, bicycle and walkway network to adjacent infrastructure

Extend transit onto CVC with a new transit center as the anchor



## EXPAND HIERARCHY

### STRATEGY 2


**How do we maintain and enhance our sense of community?**

Strengthen CVC's orientation by realigning the main axis

Develop hierarchy of public, semi-public and private open spaces

Reinforce building frontages on streets, promenades and open spaces

Organize monuments, open spaces and civic uses for strong visual relationships

 built form

 edge defining open space



# Design Strategies

## IMPROVE EFFICIENCIES

### STRATEGY 3


How do we sustain growth and change in a built-out neighborhood?

Consolidate parking into efficient parking structures

Establish block structure with developable footprints

Develop buildings and landscape with multiple functions and programming

Increase building heights and massing where they can form positive spaces

 block size

 parking



## PRODUCTIVE LANDSCAPE

### STRATEGY 4


How do we develop a harmonious, healthy mixed use neighborhood?

Re-locate sensitive uses for the greatest benefit to user health and wellness


Locate amenities and open spaces responsive to local populations and uses

Expand spiritually and emotionally regenerative landscapes and gardens

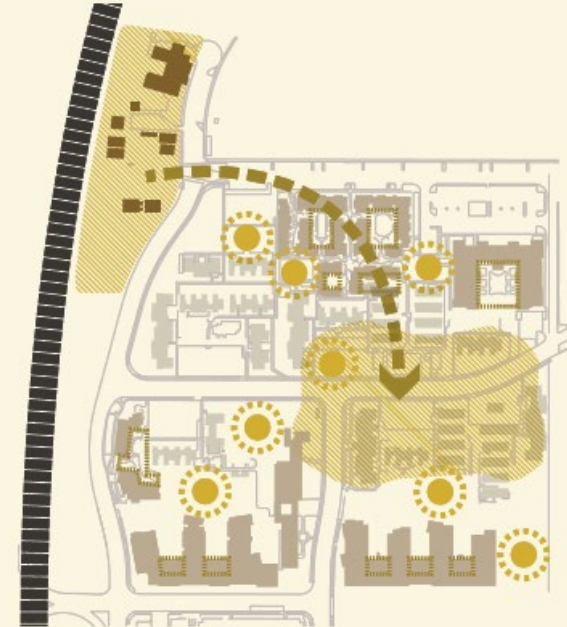
Develop infrastructure for sustainable water management and energy conservation/production

 barrier

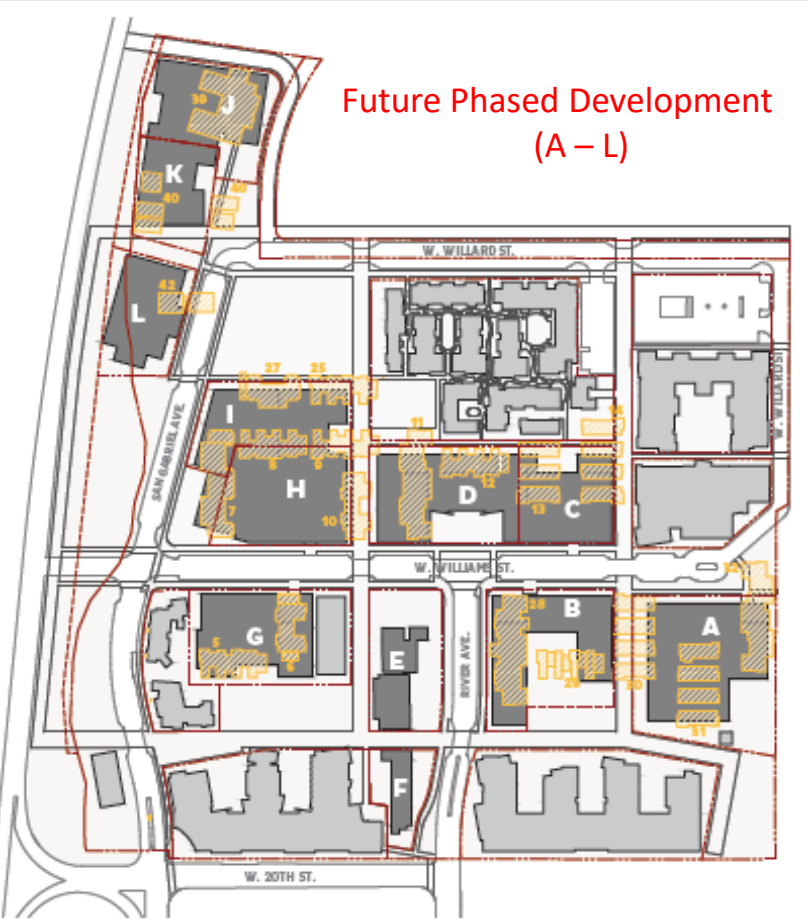
 node

 enclosure

 relocated space



# Implementation



Program Tabulations

	<u>Existing</u>	<u>Net Increase</u>	<u>Total Build-Out</u>
Residential Units	865 DU	515 DU	1,380 DU
Amenities	12,380 SF	66,970 SF	79,350
Education	10,200 SF	4,800 SF	15,000 SF
Commercial/Retail	5,850 SF	17,000 SF	22,850 SF
Administration/Services	26,300 SF	40,750 SF	67,050 SF
Parking Spaces	520	355	875



# General Plan Consistency

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

- Conforms to Regional Serving Facility PlaceType;
- Advances Sustainable Planning Development;
- Accommodates Strategic Growth and Change;
- Diversifies Housing Opportunities;
- Requires High-Quality Development and Sustainable Design;
- Includes Infrastructure Improvements for Multimodal Mobility Network;
- Increases Opportunities for the Construction of High-Quality Housing;
- Streamlines Land Use Regulations, Preserves Publicly Assisted Units, and Addresses Housing Needs of Special Needs Residents;
- Encourages Place-Based Strategies for Neighborhood Planning and Circulation Improvements and ensures Fair and Equal Housing Opportunity.

# California Environmental Quality Act (CEQA)

## Environmental Review

An Environmental Impact Report (EIR) has been prepared and made available for public review and comment in accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines.

## Draft EIR Commenters:

- City of Long Beach Energy Resources Department
- Los Angeles County Sanitation District
- California Department of Fish & Game
- California Department of Transportation

## Issues Found to be Less Than Significant with Mitigation Incorporated:

- **Air Quality**
- **Geology and Soils**
- **Greenhouse Emissions**
- **Noise**
- **Tribal Cultural Resources**
- **Biological Resources**



## Issues Found to be Significant and Unavoidable with Mitigation Incorporated:

- **Short-term construction related air quality**
- **Greenhouse gas emissions (GHG)**
- **Construction related noise**

## Statement of Overriding Considerations

- **CEQA Requirement:** CEQA requires decision makers to balance the benefits of the Proposed Project against its unavoidable environmental risks when determining whether to approve the project. If the benefits of the project outweigh the unavoidable adverse effects, those effects may be considered “acceptable”. CEQA requires the agency to support, in writing, the specific reasons for considering a project acceptable when significant impacts are infeasible to mitigate. The agency’s statement is referred to as a Statement of Overriding Considerations
- **Consideration in Support of the Statement of Overriding Considerations**
  - Implements Guiding Principles and Objectives Established for the Project
  - Implements Specific Goals and Policies of the Long Beach General Plan
  - Consistent with the Sustainable Communities Strategy
  - Improves Quality of Life and Physical Environment
  - Improvements to Multimodal Mobility

# Noticing

Public hearing notices were distributed on August 12, 2022, in accordance with the requirements of Chapter 21.21 of the Long Beach Municipal Code.

In addition, a public hearing notice was published in the Press-Telegram on August 17, 2022.



# Recommendation

- Recommend that City Council certify Final EIR-05-19, make findings of fact, adopt a statement of overriding considerations, and approve a Mitigation Monitoring Program;
- Recommend that City Council adopt a resolution establishing the Century Villages at Cabrillo Specific Plan;
- Recommend that City Council declare an ordinance amending PD-31 and repealing the “Villages of Cabrillo” Subarea D;
- Recommend that City Council declare an ordinance amending the Land Use District Map by amending portions of Part 8 of said map to reflect the establishment of the Century Villages at Cabrillo Specific Plan.



Thank you

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