

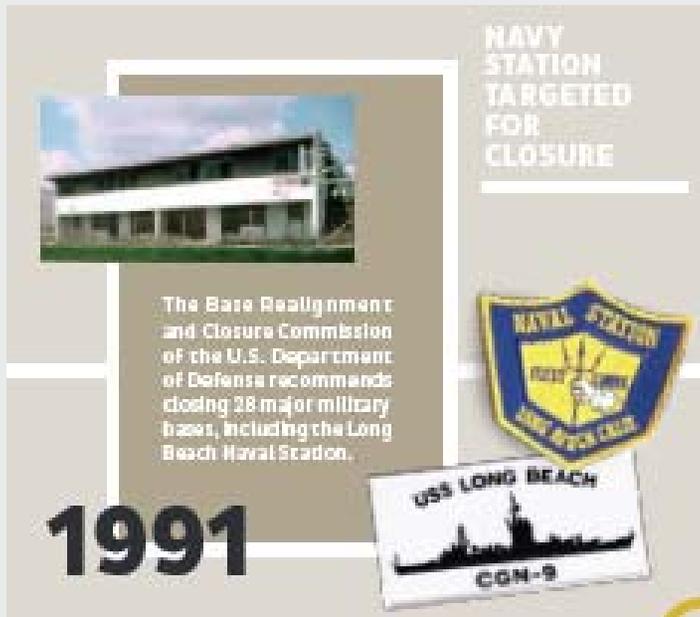
Century Villages at Cabrillo Specific Plan

City Council Public Hearing – January 24, 2023

Vicinity Map

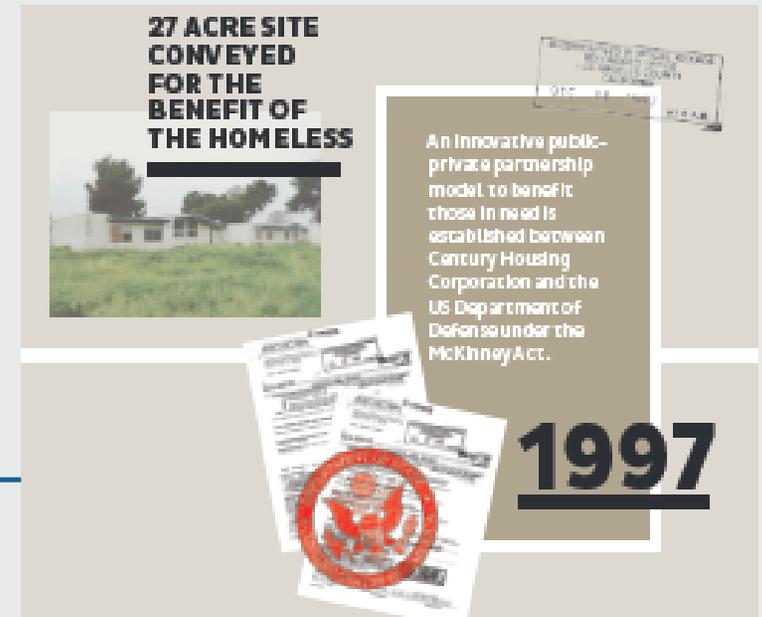


Background

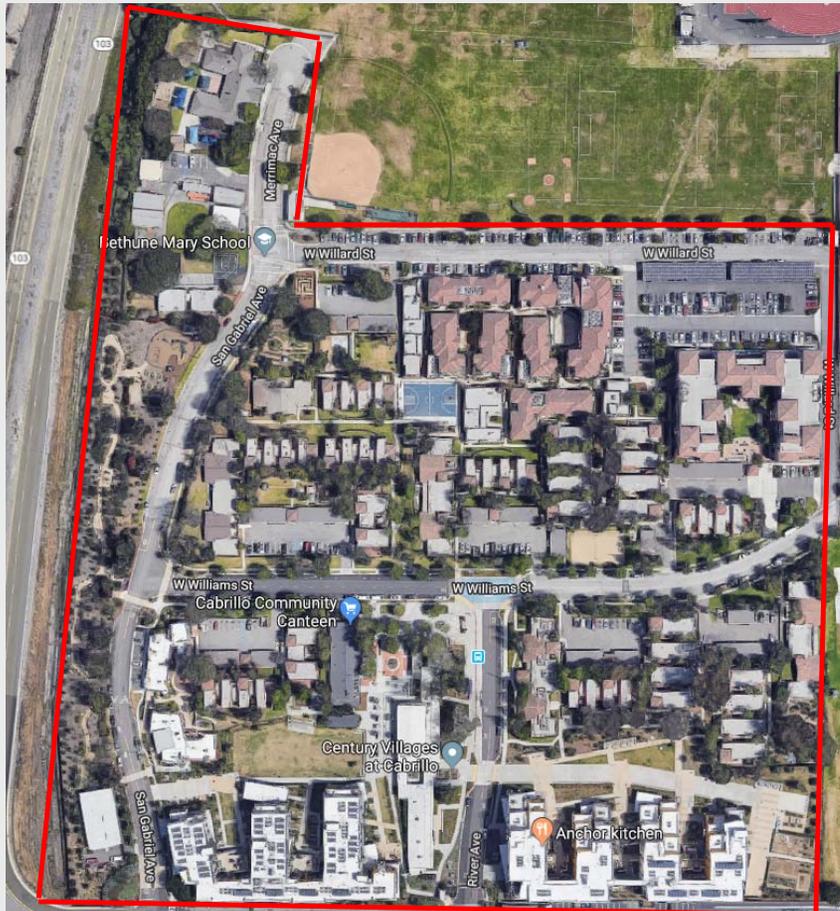


United States Naval housing complex serving the Navy's shipyard closed in 1991.

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



Existing Conditions



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

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*)

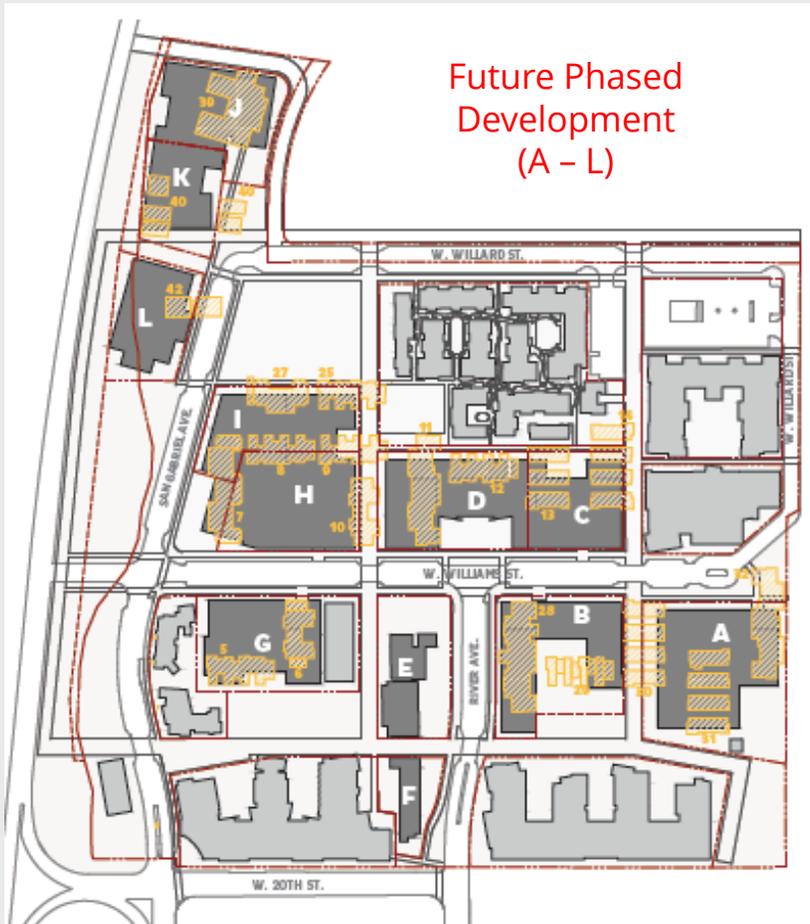
Phase 5: Completed 2018 (*Anchor Place*)

Phase 6: Approved in 2020 (*The Cove*)

Proposed Specific Plan

- **Address existing limitations** of the current Planned Development District and Master Plan;
- **Support the current and future needs** of the community by expanding Century Villages at Cabrillo (CVC) capacity to accommodate increased demand for housing and services;
- **Guide redevelopment** of antiquated building stock and underutilized portions of the CVC campus;
- **Streamline** the review and approval process for future phases of development; and,
- **Provide objective standards** for long-term development and enhancement of the CVC community.

Specific Plan



Program Tabulations

	Existing	Net Increase	Total Build-Out
Residential Units	865 DU	515 DU (750 added, 235 demolished)	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; and,
- Encourages Place-Based Strategies for Neighborhood Planning and Circulation Improvements and ensures Fair and Equal Housing Opportunity.

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 Environmental Impact Review Commenters

- **Comments were received from:**

- The City of Long Beach Energy Resources Department;
- The Los Angeles County Sanitation District;
- The California Department of Fish and Game; and,
- The California Department of Transportation

Mitigation Monitoring and Reporting Program (MMRP)

Issues Found to be Less Than Significant with Mitigation Incorporated:

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

CEQA Findings of Fact and Statement of Overriding Considerations

- Issues Found to be Significant and Unavoidable with Mitigation Incorporated:
 - Short-term construction related air quality
 - Greenhouse gas emissions (GHG)
 - Construction related noise

CEQA Findings of Fact and Statement of Overriding Considerations (cont.)

- **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.

CEQA Findings of Fact and Statement of Overriding Considerations (cont.)

- **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 January 9, 2023, in accordance with the requirements of Chapter 21.21 of the Long Beach Municipal Code.
- A hearing notice was published in the Long Beach Press-Telegram on January 10, 2023.

Recommendation

Adopt a Resolution certifying the Final EIR-05-19 (SCH No. 2020010387), making findings of fact, adopting a Statement of Overriding considerations, and approving a Mitigation Monitoring and Reporting Program (MMRP);

Adopt a Resolution establishing the Century Villages at Cabrillo Specific Plan (SP-4) pursuant to Sections 65450-65458 of the California Government Code;

Declare an Ordinance amending the California State University Research and Technology Center/Villages at Cabrillo Long Beach Vets Planned Development District (PD-31), to be renamed to the California State University Research and Technology Center Planned Development District (PD-31) and repealing and removing the inclusion and reference to “Villages at Cabrillo” (subarea D) from said Planned Development District, read the first time and laid over to the next regular meeting of the City Council for final reading;

Declare an Ordinance amending the Land Use District Map (Zoning Map) by amending portions of Part 8 of said map (ZCHG22-002) to reflect the establishment of the Century Villages at Cabrillo Specific Plan (SP-4), read the first time and laid over to the next regular meeting of the City Council for final reading; and,

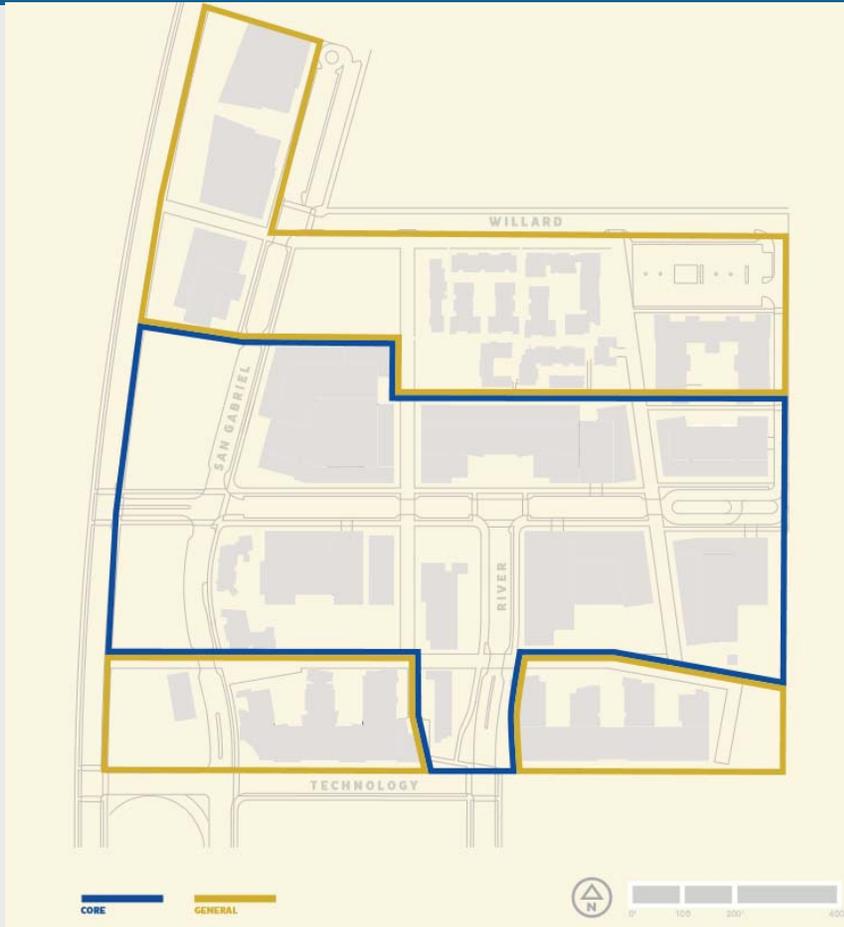
Declare an Ordinance amending Long Beach Municipal Code Section 21.37.120 to amend the title of PD-31, and Section 21.37.210 to add SP-4 (Century Villages at Cabrillo Specific Plan) to the list of Specific Plans, read the first time and laid over to the next regular meeting of the City Council for final reading. (District 7)



Thank you

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Development Services Department
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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