

PLAN ADMINISTRATION



POLICY BASIS AND ROLE OF THE DOWNTOWN PLAN

GUIDING PRINCIPLES

In reviewing and approving development plans and discretionary permits in the Downtown area, the City Council, Planning Commission, Redevelopment Agency and Site Plan Review Committee shall be guided by the following:

1. The goals and policies of the General Plan;
2. The Redevelopment Plans;
3. The development and use standards set forth by the Planned Development Ordinance; and
4. The procedures, development and use standards set forth in Title 21 Zoning of the Long Beach Municipal Code.

SPECIFIC PROCEDURES

One of the primary goals of the Downtown Plan is to enhance Downtown as a more vibrant, livable and walkable area with well-designed, pedestrian-friendly streets. This will be achieved by allowing greater flexibility in the application of context-sensitive development standards oriented toward a human scale rather than an automobile scale.

The Site Plan Review Committee shall have the authority to consider alternative configurations and compliances with certain development standards set forth in this Plan, as noted throughout the Plan document, provided that these alternatives meet the intent of this Plan and further the goals of this Plan.

The Downtown Plan establishes alternate thresholds for Site Plan Review, superseding the thresholds in Chapter 21.25 of the Long Beach Municipal Code, as follows:

1. Nonresidential Development: 1,000 square feet or more of new building area.
2. Residential Development: Addition of one or more new dwelling units, including replacement of a dwelling unit demolished as defined in Section 21.15.750 of the Long Beach Municipal Code.
3. Façade remodel: Any façade remodel consisting of 25 or more linear feet of façade. The 25 linear feet is counted cumulatively over the entire building frontage and need not be contiguous.

4. Thresholds for requiring Conceptual Site Plan Review, and Site Plan Review approval by Planning Commission:

- a) Nonresidential: Projects of 50,000 square feet or more of new building area.
- b) Residential: Projects of 50 or more new dwelling units, or 50,000 square feet or more of new building area.

For all specific procedures not modified or otherwise specified within the Downtown Plan, all planning entitlement and permitting processes for projects requiring said permits within the Plan area shall be carried out in accordance with the procedures set forth in Chapter 21.25 of the Long Beach Municipal Code.

TENANT RELOCATION AND REPLACEMENT HOUSING

In addition to the specific procedures previously outlined, all developments will be subject to the relocation and replacement housing standards as applicable under Chapter 20.32, 21.60, 21.61, 21.63 and 21.65 of the Municipal Code as well as Chapter 4, Article 9, Sections 33410 et seq., of the Community Redevelopment Law.

ENVIRONMENTAL REVIEW

The Downtown Plan incorporates zoning, development standards, and design guidelines to establish design and development criteria in order to guide development in Downtown Long Beach in a way that is consistent with the vision for Downtown.

The Downtown Plan has been completed in conjunction with a Program Environmental Impact Report (EIR). The Program EIR identifies physical changes in the environment that may result from development in accordance with the regulations within this Plan. In addition, the EIR identifies mitigation measures that are available to avoid or minimize the effects of identified significant environmental impacts. These mitigation measures are identified in the Program EIR as well as the Mitigation Monitoring and Reporting Plan (MMRP), which accompanies the Final Program EIR. These mitigation measures include actions that are to be carried out as part of specific future developments.

According to CEQA Guidelines (Section 15168), the approach of a Program EIR is appropriate for evaluating a

DEVELOPMENT APPROVAL PROCESS

series of actions that can be characterized as one large project, are related geographically, and are logical parts in the chain of contemplated actions in connection with issuance of rules, regulations, or plans. The Downtown Plan meets this criteria. The Program EIR allows for a more exhaustive consideration of effects and alternatives than would be practical in an EIR on separate individual actions, and ensures consideration of cumulative impacts that might be slighted on a case-by-case basis.

The Program EIR provides a first-tier analysis of the environmental effects of the Downtown Plan. CEQA Guidelines (Section 15152) indicates that tiering is appropriate when the sequence of analysis is from an EIR prepared for a general plan, policy, or program to an EIR or negative declaration for another plan, policy, or program of lesser scope, or to a site-specific EIR or negative declaration related to a specific development proposal.

Subsequent activities in accordance with the Downtown Plan, e.g., when specific development projects are proposed, must be examined in light of the Program EIR to determine whether additional environmental documentation must be prepared. If a subsequent project or later activity would have effects that were not examined in the Program EIR, or were not examined at an appropriate level of detail to be used for the later activity, an initial study (IS) would need to be prepared, leading to a negative declaration or an EIR. If the City finds that pursuant to Section 15152 of the CEQA Guidelines, no new effects could occur or new mitigation measures would be required on a subsequent project, the City can approve the activity as being within the scope of the project covered by the Program EIR, and no new environmental documentation would be required.

The program EIR will be reviewed as necessary to determine if conditions upon which it is based have changed significantly. If changes are significant then an appropriate updating of the analysis will be performed.



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