

Southeast Area Specific Plan

The Planning Commission and City Council in approving the Southeast Area Specific Plan make the following findings regarding consistency of this action and plan with the City's adopted General Plan. This action is consistent with the general goals, policies and designations within the City's General Plan. The adopted General Plan Land Use Element identifies the Specific Plan area for mixed-use, residential, institutional and open-space/recreation uses (LUE map grid 6, 7, 12 and 13). These uses are consistent with the development standards and allowed uses contained within Chapter 5 of the proposed Specific Plan. These findings also incorporate by reference the Program Environmental Impact Report (EIR) for the Southeast Area Specific Plan. That EIR includes an analysis of General Plan consistency and topic specific analysis on air quality, noise, housing, mobility and seismic safety.

Consistency with the Adopted Long Beach General Plan

General Plan Goal	Project Compliance with Goal
Conservation Element	
Goal 1: To conserve the natural resources of Long Beach through wise management and well planned utilization of water, vegetation, wildlife, minerals, and other resources.	<p>Consistent: The proposed Specific Plan directs new development away from wetland and natural resources and toward urbanized, developed areas. The proposed Specific Plan provides a Wetland Monitoring Fund to restore and maintain the wetland area. As described in Section 5.4, <i>Biological Resources</i>, of this DEIR all impacts related to wildlife and vegetation would be mitigated to less than significant.</p> <p>Section 5.17, <i>Utilities and Service Systems</i>, of this DEIR evaluates the availability of water supplies to Project. Based on the Water Supply Assessment adopted by the Long Beach Water Department there will be adequate supply and management of water supplies to the Project at buildout.</p> <p>The proposed Specific Plan allows for the continued oil operations in the areas designed Industrial and Coastal Habitat, Wetlands, & Recreation. By allowing both restoration activities and continued access to subsurface oil deposits, the proposed Specific Plan would balance the management of mineral resources with the natural resources located above them (e.g., wildlife habitat).</p>
Goal 2: To create and maintain a productive harmony between man and his environment through conservation of natural resources and protection of significant areas having environmental and aesthetic value.	<p>Consistent: See response to Conservation Element Goal 1, above.</p>

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Goal 3: To revitalize and enhance areas where inadequate conservation measures occurred in the past.	Consistent: See response to Conservation Element Goal 1, above. The proposed Specific Plan provides an additional mechanism to enhance the wetland area through the creation of a Wetland Monitoring Fund. The Specific Plan also encourages the consolidation of wells, which would limit the impact of oil operations in the wetland areas.
Goal 4: To improve and preserve the unique and fine qualities of Long Beach and to eliminate undesirable or harmful elements.	Consistent: See Section 5.1, <i>Aesthetics</i> , of this DEIR. Implementation of the proposed Project would result in beneficial aesthetics impacts. Compliance with design guidelines found in the proposed Specific Plan would ensure that new development would be compatible with existing community character in the Project area.
Goal 5: To promote the health, safety, and well-being of the people of Long Beach by adopting standards for the proper balance, relationship, and distribution of the various types of land uses, and by formulating and adopting a long-term capital improvement program.	Consistent: Chapter 4, <i>Land Use</i> , of the proposed Specific Plan provides a detailed scheme for the geographic distribution of land uses in the Project area, with special attention to land use computability and a balance between community needs and opportunities for economic investment. Adoption of a long-term capital improvement program for the City is not a project-specific goal and is therefore not applicable.
Goal 6: To establish a balanced program aimed at improving the qualitative conditions of life for all segments of the population of the City.	Consistent: Provisions of the proposed Specific Plan include a broad range of strategies intended to promote a high quality of life in the Project area. The community vision outlined in Chapter 3 is designed to address the needs of all segments of the local population, including residents, visitors, adults, and children. The land use pattern identified in Chapter 4 was designed to address overall land use compatibility. Crafted over a multiyear period that included extensive public input, the community vision and land use plan were both developed to promote the creation of amenities that all segments of the population can use and enjoy. Development standards in Chapter 5 and design guidelines in Chapter 7 address the design, scale, and character of the urban realm to ensure that new development is consistent with the character of Long Beach. Finally, Chapter 6 outlines a multimodal circulation system that is sensitive to the mobility needs of all residents, including those that walk, bicycle, and/or are transit dependent.

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General Plan Goal	Project Compliance with Goal
Goal 7: To assure adequate quantity and quality of water to meet the present and future domestic, agricultural, and industrial needs of the City.	Consistent: See Sections 5.9, <i>Hydrology and Water Quality</i> , and 5.17, <i>Utilities and Service Systems</i> , of this DEIR for analysis related to water quality and water supply, respectively. As identified in those sections, project impacts related to both topics would be less than significant.
Goal 8: To enforce existing ordinances and develop new ordinances and promote continuing research directed toward achieving the required stringent water quality standards which regulate waste water effluent discharge to ocean waters, bays and estuaries, fresh waters and groundwater.	Not Applicable: This is not a project-specific goal and is therefore not applicable.
Goal 9: To assure that the waters of the San Pedro and Alamitos Bays and Colorado Lagoon are maintained at the highest quality feasible in order to enhance their recreational and commercial utilization.	Not Applicable: This is not a project-specific goal and is therefore not applicable.
Goal 10: To enforce existing controls and ordinances regulating waste discharge from vessels.	Not Applicable: This is not a project-specific goal and is therefore not applicable.
Goal 11: To maintain, upgrade, and improve waste water systems and facilities serving Long Beach	Not Applicable: This is not a project-specific goal and is therefore not applicable. However, sewer lines would be upgraded as development occurs with the Specific Plan area. Refer also to Section 5.17, <i>Utilities and Service Systems</i> , of this DEIR.
Goal 12: To develop a comprehensive City-wide water supply and management program which utilizes water from all sources including groundwater.	Not Applicable: This is not a project-specific goal and is therefore not applicable.

Consistency with the Adopted Long Beach General Plan

General Plan Goal	Project Compliance with Goal
Goal 13: To preserve and enhance the open space opportunities offered by the inland waterways of the City through improved access and beautification.	Consistent: One of the central motivations of the proposed Specific Plan is to allow for the preservation and/or restoration of portions of the Los Cerritos Wetlands so that the area is more accessible to wildlife and for recreational activities. As described in Section 5.1, <i>Aesthetics</i> , implementation of the Specific Plan is expected to result in beneficial impacts to the wetlands, including Los Cerritos Channel, Steam Shovel Slough, and the San Gabriel River, related to visual character and quality. As described in Section 5.15, <i>Recreation</i> , beneficial impacts to recreational amenities are also expected due to the Specific Plan's encouragement of expanded access to the Project area's waterways and marinas.
Goal 14: To preserve and enhance lands of significant value such as beaches and bluffs.	Not Applicable: The Project area does not contain beaches or bluffs.
Goal 15: To critically evaluate any proposed public improvements on the beach and any projects that would contribute to the erosion of the beaches.	Not Applicable: The Project area does not contain portions of the City's oceanfront beaches, nor would implementation of the Project otherwise affect any beaches.
Goal 16: To minimize those activities which will have a critical or detrimental effect on geologically unstable areas and soils subject to erosion.	Consistent: See Section 5.6, <i>Geology and Soils</i> , of this DEIR. Impacts of the Project related to unstable soils would be less than significant.
Goal 17: To preserve the beach from Alamitos Boulevard to the Long Beach Marina as a unique geologic zone and to perpetuate its public use as an open entity.	Not Applicable: The Project area does not contain portions of the City's oceanfront beach, nor would implementation of the proposed Project affect access to the beach.
Goal 18: To continue to monitor areas subject to siltation and deposition of soils which could have a detrimental effect upon water quality and the marine biosphere.	Not Applicable: This is not a project-specific goal and is therefore not applicable.
Goal 19: To provide protective controls for lands supporting distinctive native vegetation, wildlife species, which can be used for ecologic, scientific and educational purposes.	Consistent: See response to Conservation Element Goal 1 and 13, above.

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General Plan Goal	Project Compliance with Goal
Goal 20: To perpetuate the ecological preserve in El Dorado Park.	Not Applicable: The Project area is not near El Dorado Park, and implementation of the Project would not impact the park.
Goal 21: To locate, define, and protect other beneficial natural habitats in and about the City.	Not Applicable: This is not a project-specific goal and is therefore not applicable.
Goal 22: To promote measures and plans which protect and preserve distinctive types of wildlife including mammals, birds, marine organisms and especially endangered species.	Consistent: See response to Conservation Element Goal 1 and 13, above. Section 7.2.14, <i>Bird-Safe Treatments</i> , of the proposed Specific Plan provides standards and guidelines to ensure that new buildings are bird safe. Also refer to Section 5.4, <i>Biological Resources</i> , of this DEIR. Impacts of the proposed Project on biological resources would be less than significant with incorporation of mitigation measures.
Goal 23: To manage the petroleum resources of the City in a manner that will only maximize their economic value, but will enhance the quality of open space.	Consistent: See response to Conservation Element Goal 1, above. The Project allows for the continued oil operation and encourages the consolidation of oil wells. Also see Section 5.11, <i>Mineral Resources</i> , of this DEIR. Impacts of the proposed Project on mineral resources, including petroleum resources, would be less than significant.
Goal 24: To continue good management practices in the production of petroleum including aesthetics, ecological compatibility and other environmental aspects.	
Goal 25: To continue to take restorative measures to remedy and prevent subsidence associated with oil extraction.	Not Applicable: This is not a project-specific goal and is therefore not applicable.
Goal 26: To identify and preserve sites of outstanding scenic, historic, and cultural significance or recreational potential.	Consistent: See Section 5.5, <i>Cultural Resources</i> , of this DEIR. Implementation of the Specific Plan incorporates mitigation measures to ensure that historical and cultural resources are protected.
Goal 27: To encourage citizen participation in the identification and preservation of historic and cultural sites.	Not Applicable: This is not a project-specific goal and is therefore not applicable.

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General Plan Goal	Project Compliance with Goal
Open Space Element	
Goal 1.1: Develop well-managed, viable ecosystems that support the preservation and enhancement of natural and wildlife habitats.	Consistent: The proposed land use plan directs future development and growth away from the Los Cerritos Wetlands and into areas already developed with urbanized land uses. This land use pattern would promote the future preservation and enhancement of the Project area's wetland habitat areas.
Goal 1.2: Preserve, keep clean and upgrade beaches, bluffs, water bodies and natural habitats, including the ecological preserves at El Dorado Nature Center and the DeForest Nature Area.	Not Applicable: This is not a project-specific goal and is therefore not applicable. Furthermore, the Project area is not near either El Dorado Nature Center or the DeForest Nature Area.
Goal 1.3: Improve appropriate access to natural environments.	Consistent: See response to Conservation Element Goal 13, above.
Goal 1.4: Design and manage natural habitats to achieve environmental sustainability.	Not Applicable: This proposed Specific Plan is a program-level planning document and does not propose detailed designs for natural habitat areas or any other portion of the Project area. Management of the City's natural habitats is a citywide effort; therefore, this goal is not applicable.
Goal 1.5: Remediate contaminated sites.	Consistent: See Section 5.8, <i>Hazards and Hazardous Materials</i> , of this DEIR. As stated in Section 5.8 (see Tables 5.8-1 and 5.8-2), a number of sites and facilities in the Project area are listed in hazardous materials sites databases. However, implementation of Mitigation Measures HAZ-1 through HAZ-3 would ensure that contaminated sites in the Project area are sufficiently documented, evaluated, and remediated consistent with applicable federal, state, and local regulations as development occurs.
Goal 2.1: Maintain a sufficient quantity and quality of open space in Long Beach to produce and manage natural resources.	Consistent: Implementation of the proposed Specific Plan would not diminish the amount of open space in Long Beach; development capacity would be directed to parcels that already feature urbanized land uses and away from the Los Cerritos Wetlands, Marine Stadium, Marina Vista Park, and other existing open space areas.
Goal 3.1: Provide for and maintain sufficient open space for adequate protection of lives and property against natural and man-made safety hazards.	Consistent: By proposing that future new urban development be developed outside of—and away from—existing wetland areas in the Project area, the proposed Specific Plan promotes the Los Cerritos Wetlands' continued capacity to absorb water flows during storm-related flooding events.
Goals 4.1 through 4.10	Consistent: These goals relate to the provision of recreational amenities relative to local recreational

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General Plan Goal	Project Compliance with Goal
	needs. See Section 5.15, <i>Recreation</i> , of this DEIR for analysis of the Specific Plan's potential impact on recreational resources.

Other General Plan Elements:

Historic Preservation Element – The Specific Plan area includes Marine Stadium, a City Historic Cultural Landmark but no change to that area is proposed in the Specific Plan. Within the areas of change, no historic resources are known to exist. Appropriate mitigation measures have been included in the EIR to protect potential native cultural and archaeological resources that may be encountered during construction activities.

Housing Element – The plan advances Goal 3 to retain and improve the quality of existing housing and neighborhoods. The Specific Plan includes areas of change, these parcels are currently developed with hotel and retail uses. No changes are proposed to existing residential communities, but rather new opportunities for mixed-use housing are created on existing underutilized retail and hotel sites. The mobility, open space and other enhancements within the Specific Plan area will benefit both existing and future residents.

The Specific Plan also advances Goal 4 of the Housing Element to provide increased opportunities for the construction of high quality housing. Approximately 2,500 new housing units are permitted within the Specific Plan, all meeting strict design quality criteria. These units are located within an existing and future activity center, within a mixed-use environment, such that future residents can benefit from active transportation and diminished vehicle miles traveled.

The certification of a Program Environmental Impact Report and adoption of the Specific Plan also advances Goal 5 of the Housing Element to mitigate government constraints to housing investment and affordability. The Specific Plan and associated environmental analysis provides a defined entitlement path for creation of new housing units without over-burdensome governmental constraints. The areas of change do not currently allow residential development, this action removes that governmental constraint.

Air Quality Element – The proposed plan includes mobility enhancements to support active transportation and transit use consistent with Air Quality Goal 2 of a diverse and efficient ground transportation system that minimizes air pollutant emissions. The Specific Plan focuses on reducing vehicle trips through mobility enhancements and mixed-use environments that limit vehicle miles traveled. The land use plan reinforces these goals, consistent with the Air Quality Goal 5 of a pattern of land uses that can be efficiently served by a diversified transportation system and that directly and indirectly minimizes air pollutants.

The Specific Plan EIR includes provisions to limit construction emissions including particulate emissions as specific in Air Quality Goal 6 (Minimize Particulate Emissions), and meet or exceed energy codes and include green design features as required by Air Quality Goal 7 (Energy Conservation).

Mobility Element – The Specific Plan is a direct outcome of the Mobility Element, proposing active transportation improvements that complete the bike and pedestrian network in Southeast Long Beach. Goal 1 of the Mobility Element is the creation of an efficient, balanced, multimodal mobility network. The Specific Plan addresses this goal through careful design including a 79% increase in bicycle lane miles, 29% increase in pedestrian facilities and 9% increase in automotive facilities. This approach provides travelers with choices and supports all modes of travel.

Land Use – As described on Page 1, this proposed plan includes uses that are consistent with the current Land Use Element designations. Additionally, the Specific Plan advances the goals of the Land Use Element including managed growth, economic development, new housing construction, functional transportation, and financial (fiscal) stability. The focus of the areas of change within the Specific Plan is to allow for economic development through new housing construction and mixed-use environments on underutilized sites. This allows for a modes, managed growth within the area while improving mobility and quality of life for current and future residents.

Seismic Safety – The Specific Plan and associated EIR includes code provisions to assure seismic safety. This is consistent with the Development Goals (1-5) and Protection Goals (1-5) found within the Seismic Safety Element of the General Plan. The proposed plan encourages economic development through the redevelopment of existing underutilized sites that do not meet today's stringent seismic safety rules. New construction will be designed to today's standards and will include site planning to avoid hazards. Additionally, locations closest to potential hazards are contained within the Coastal Habitat, Wetlands and Recreation use area that does not allow for residential units.

Local Coastal Program (LCP) – The action recommended by the Planning Commission and adopted by City Council includes an amendment to the LCP. With that amendment the Specific Plan will be consistent in terms of the land-uses and development regulations within the Specific Plan and LCP both. This action is also consistent with the General Policies found within the LCP. The LCP includes transportation and access policies to increase reliance on public transit, decrease reliance on automobiles, provide slightly more parking and increase pedestrian and bicycle access opportunities. The proposed Specific Plan promotes compact, urban living including use of transit and active transportation. Specific design considerations reinforce this emphasis on bicycles and pedestrians. No changes to parking standards are proposed.

The LCP also includes provisions requiring replacement affordable housing (Mello compliance). The areas of change within the Specific Plan do not currently contain dwelling units. The plan does however expand the overall supply of housing, allowing for different types of housing for various family configurations to be accommodated in the Specific Plan area. The LCP contains a park dedication policy which the Specific Plan complies in two ways: first all projects are required to meet the citywide park fee (Quimby) requirement, but second the development and design regulations of the Specific Plan require new public improvements such as plazas, parks, paseos and gathering areas. Additionally the view corridors required within the Specific Plan and intended to provide visual cues toward publically accessible open space such as the waterfront and wetland environments, enhancing the publics knowledge of and ability to access these areas. The community plan for the Southeast Area (SEADIP) is modified by this action and, as amended, the Specific Plan will be consistent with the amended LCP.

Noise Element – The existing noise element contains 48 individual goals related to reducing noise sources and improving compatibility between sensitive uses and sources of noise. The Specific Plan and EIR include provisions to limit noise disturbances but still allow, within the areas of change, a dynamic mixed-use environment for resident who choose that lifestyle. The Specific Plan does not alter the regulations in single-use areas such as existing single-family home areas or locations slated to remain solely retail in nature. Within the areas of change, the Specific Plan advances the noise element goal of reducing traffic noise by promoting active transportation and transit use. All new development will meet today's stringent codes in terms of indoor noise controls.

Public Safety – The City's public safety element contains eleven development goals focused on creating a safe built environment. The mixed-use environment proposed in the Specific Plan advances these goals. It provides for retail (daytime) and resident (night-time) use of the built environment providing eyes on the street and crime prevention through design. New development will also be built to current codes and consistent with the EIR, providing adequate protection from hazards and an improved protection from hazards when compared to the existing built structures.

The City's Scenic Routes Element is conceptual in nature, however proposed aesthetic and mobility enhancements to Pacific Coast Highway contained within the Specific Plan are consistent with that general plan vision.