



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th Floor Long Beach, CA 90802 (562) 570-6194 FAX (562) 570-6068

August 17, 2017

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach
California

RECOMMENDATION:

Recommend that the City Council approve the selected alternative for the Place Type and Height Map, superseding the existing adopted Land Use Element and Scenic Routes Element. (Citywide)

APPLICANT: City of Long Beach
Department of Development Services
333 West Ocean Boulevard, 5th Floor
Long Beach, CA 90802
(Application No. 1701-01)

DISCUSSION

BACKGROUND

This item was initially scheduled for the July 20, 2017 Planning Commission meeting and was continued to the August 17, 2017 agenda for consideration.

Over the past eleven years staff has worked diligently on a comprehensive update of the General Plan Land Use Element (LUE) and the accompanying Urban Design Element (UDE). Key components of the updated Land Use Element are its long-term vision, and the Land Use Plan which includes the PlaceType and Height Map, and the goals, strategies, and policies that collectively define the form and character of the City's districts and neighborhoods. It also includes the mix of uses and development intensities in the districts, neighborhoods, and corridors, that will achieve that vision.

The requested action for consideration by the Planning Commission involves selecting and recommending a preferred Place Type and Height Map (Exhibit A – PlaceType and Height Map) to the City Council. The City Council will subsequently consider the Planning Commission's recommendation and may accept their recommendation, or they may make adjustments to the Place Type and Height Map. After deliberation, the City Council will instruct staff to make adjustments to the Environmental Impact Report (EIR) and the Land Use Plan, as necessary, to analyze any change in impacts for the selected PlaceType and Height Map. The revised EIR will be brought back to the Planning Commission for a final recommendation before being forwarded to the City Council for certification concurrent with

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enactment of the updated Land Use Element and the new Urban Design Element of the General Plan.

This report summarizes changes to the PlaceType and Height Map that have been made since the June 15, 2017 Planning Commission study session (Exhibit B). The April 6, 2017 (Exhibit C) memorandum and February 2, 2017 report (Exhibit D) are attached for the Planning Commission's reference on the purpose and requirements for a General Plan under California law.

CHANGES TO THE JUNE 15, 2017 PLACETYPE and HEIGHT MAP

At the June 15, 2017 study session, the Planning Commission requested a limited number of changes to the revised map presented by staff. Changes include the following:

1. Adjusted the maximum height for Long Beach Boulevard between the I-405 and San Antonio Road to a consistent five stories in height, and provided a height transition to the rear of those properties at a three-story level.
2. Adjusted Bixby Knolls Plaza to the Neighborhood Serving Center or Corridor Moderate (NSC-M) designation to allow future mixed-use development. Minor adjustments were made in North Long Beach to assure the Neo-Industrial height limits are clear and to allow for mixed-use along the east side of Paramount Boulevard.

Upon further review, staff did not make additional changes to Pacific Avenue for the following reasons:

1. The section of Pacific Avenue across from Veterans Park is designated at a maximum height of five stories within the recently adopted Midtown Specific Plan, and a General Plan limit below that level would create an inconsistency between policy documents. The five-story height limit is an absolute maximum and not an anticipation that all or even a majority of properties will be redeveloped at that height. The park is separated from properties along Pacific Avenue by the rear setback of the existing multi-family residential development, a 20-foot alley, and a sidewalk.
2. The Planning Commission expressed differing opinions and did not reach a consensus regarding the section of Pacific Avenue between 20th Street and 25th Street, and staff does not recommend any changes. This section is of similar width to other mixed-use corridors within the plan such as Artesia Boulevard, South Street, Anaheim Street, and 7th Street. The primary difference with this section of Pacific Avenue is that it is in closer proximity to high-quality rail transit than the other corridors in the plan. Additionally, this stretch is within a quarter mile of the high-crime intersection of Pacific Coast Highway and Pacific Avenue where the Planning Commission expressed strong support for incentivizing redevelopment.

PUBLIC HEARING NOTICE

In accordance with the provision of the Zoning Ordinance, a public hearing notice was published in the Press Telegram on July 5, 2017, and the notice was posted in at least three public places on July 5, 2017. No comments have been received as of the preparation of this report.

ENVIRONMENTAL REVIEW

Staff prepared a comprehensive Program Environmental Impact Report (EIR) for the version of the General Plan Land Use Element and Urban Design Element submitted to the Planning Commission for their February 2, 2017 meeting. The present action defines the parameters of the revised PlaceType and Height Map through the selection of a locally preferred alternative. Upon selection of that locally preferred alternative by City Council, staff will make any necessary adjustments to the EIR. Pursuant to CEQA Guidelines Section 15025, the Planning Commission will have an opportunity to transmit a recommendation on that revised EIR prior to the City Council's final vote on certification.

Respectfully submitted,



LINDA F. TATUM, AICP
PLANNING BUREAU MANAGER



AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

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Attachments: Exhibit A – Locally Preferred Alternative (PlaceType and Height Map)
 Exhibit B – June 15, 2017 Study Session Memorandum
 Exhibit C – April 6, 2017 Study Session Memorandum
 Exhibit D – February 2, 2017 Staff Report