



## CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 3rd Floor, Long Beach, CA 90802 (562) 570-5237

April 3, 2018

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

### RECOMMENDATION:

Receive supporting documentation into the record, conclude the public hearing, and adopt a Resolution approving an Addendum to the Midtown Specific Plan Environmental Impact Report (EIR) for the purpose of analyzing potential impacts related to General Plan Amendment GPA18-001; and,

Adopt a Resolution approving General Plan Amendment GPA 18-001 to amend the Land Use Element to change the land use designation of 14 properties located in the Midtown Specific Plan (SP-1) District from Moderate Density Residential (LUD #3B), Traditional Retail Strip Commercial (LUD #8A), Pedestrian-Oriented Retail Strip (LUD #8P), and Shopping Nodes (LUD #8N) to Mixed Uses (LUD #7); and change the designation of three properties abutting the Midtown Specific Plan (SP-1) District from Traditional Retail Strip Commercial (LUD #8A) to Moderate Density Residential (LUD #3B); the properties subject to the General Plan Amendment include 100-127 W. Pacific Coast Highway, 100-130 E. Pacific Coast Highway, 1795 Pine Avenue, 1814 Pine Avenue, and 1791-1815 Locust Avenue, the northern portion (Assessor's Parcel Number 7269-010-010) of 1170 Pine Avenue, 1777 Pine Avenue, and 1775 Locust Avenue. (District 1, 6)

### DISCUSSION

On March 1, 2018, the Planning Commission held a public hearing and recommended that the City Council approve an Addendum to the Midtown Specific Plan Environmental Impact Report (EIR) (Attachment A – Planning Commission Report), and approve a General Plan Amendment (GPA18-001) to change the Land Use District (LUD) Map along both sides of Pacific Coast Highway between Locust Street and Pacific Avenue in the western portion of subarea 6 of the Midtown Specific Plan District (SP-1) Transit Node Low (SP-1 TN-Low). Specifically, the amendment to the LUD Map is proposed to redesignate 14 properties from Moderate Density Residential (LUD #3B), Traditional Retail Strip Commercial (LUD #8A), Pedestrian-Oriented Retail Strip (LUD #8P), Shopping Nodes (LUD #8N) to Mixed Uses (LUD #7). The properties include 100-127 W. Pacific Coast Highway, 100-130 E. Pacific Coast Highway, 1795 Pine Avenue, 1814

HONORABLE MAYOR AND CITY COUNCIL

April 3, 2018

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Pine Avenue, and 1791-1815 Locust Avenue. The area is largely developed with a mix of single-story commercial uses and several moderate density residential developments. The General Plan Amendment also proposes to redesignate three properties abutting the Midtown Specific Plan (SP-1) District from Traditional Retail Strip Commercial (LUD#8A) to Moderate Density Residential (LUD #3B) (Attachment B – Midtown Specific Plan Map).

The purpose of this General Plan Amendment is to resolve the inconsistencies and to facilitate development applications and reinvestment within this portion of the Midtown Specific Plan. A General Plan Amendment is necessary for these properties which are in one of several areas along Pacific Coast Highway that are identified in the Midtown Specific Plan for redesignation to be consistent with the development intent for the corridor. Currently, the area is largely developed with a mix of single-story commercial uses and several moderate density residential developments. At the time the Midtown Specific Plan was adopted in 2016, it was anticipated that a General Plan Amendment would be required and, a corresponding mitigation measure was adopted as part of the Midtown Specific Plan EIR.

One such development application is a Site Plan Review application at the northeast corner of Pine Avenue and Pacific Coast Highway (1814 Pine Avenue and 101 Pacific Coast Highway), which proposes to develop two existing vacant parcels totaling 16,280-square-feet in area with a three-story mixed-use building containing 24 dwelling units and 33 parking spaces. The ground floor consists of approximately 3,487 square-feet of commercial space, a residential lobby, and a parking garage. Currently, the General Plan LUD Map designates the project site as Moderate Density Residential (LUD #3B), which allows moderate density residential with a maximum of 30 dwelling units per acre, and Shopping Nodes (LUD #8N), which is intended for commercial uses and does not allow for a mix of commercial and residential uses. The project proposes 64 dwelling units per acre and a Floor Area Ratio (FAR) of 1.5 including commercial uses. Although the FAR of the development is allowed by the Midtown Specific Plan development standards, the mix of commercial and residential uses is not consistent with the current General Plan. For this and other similar developments to be approved, a General Plan Amendment is necessary. This is the third such amendment within the Midtown Specific Plan District.

There are three parcels immediately south of the Midtown Specific Plan District, two of which are developed with multi-family residential units and one that is largely developed as parking for a larger motel site, that are designated as Traditional Retail Strip Commercial (LUD #8A). If left unchanged, this would leave an isolated strip of three parcels of Traditional Retail Strip Commercial (LUD #8A) located between the LUD #7 and LUD #3B. To prevent this stand-alone designation, an amendment to the LUD of these three additional parcels is proposed. The properties include the northern portion of 1770 Pine Avenue (Assessor's Parcel Number 7369-010-010), 1777 Pine Avenue, and 1775 Locust Avenue and would amend the area from Traditional Retail Strip Commercial (LUD #8A) to Moderate Density Residential (LUD #3B) (Exhibit A to Resolution for

HONORABLE MAYOR AND CITY COUNCIL

April 3, 2018

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General Plan Amendment). This area is predominantly developed with multi-family residential uses. Two of the three lots are currently zoned Moderate Density Multiple Residential (R-4-R). The third parcel is designated as Regional Highway District (CHW) and is one of two parcels that make up a single development site. The other parcel already has a Moderate Density Residential (LUD #3) designation, despite the CHW District Zoning. Therefore, this proposal does not affect the development consistency.

The proposed General Plan Amendment will create greater consistency between the General Plan and the Midtown Specific Plan Zoning District, which supports development and reinvestment within the City. Findings for the General Plan Amendment are attached (Attachment C – Findings for General Plan Amendment GPA18-001).

Public hearing notices were distributed on March 20, 2018, and the notice was published in the Long Beach Press-Telegram, in accordance with the provisions of the Zoning Ordinance. No responses were received as of the preparation of this report.

An addendum to the Program EIR (Exhibit A to Resolution for Addendum to Midtown Specific Plan EIR) was prepared to analyze potential new impacts resulting from the proposed General Plan Amendment. No new impacts were found; therefore, no further environmental review is warranted.

This matter was reviewed by Assistant City Attorney Michael J. Mais on March 15, 2018 and by Budget Analysis Officer Julissa Jose-Murray on March 19, 2018.

#### TIMING CONSIDERATIONS

City Council action is requested on April 3, 2018. Section 21.25.103 of the Zoning Regulations requires presentation of this request to the City Council within 60 days of the Planning Commission hearing, which took place on March 1, 2018. In addition, there is a pending Site Plan Review application for 1814 Pine Avenue and 101 Pacific Coast Highway that cannot be completed until there is consistency between the General Plan and Zoning.

#### FISCAL IMPACT

The request is to change the land use designation on the existing Land Use Map. There is no direct fiscal or local job impact associated with this recommendation.

HONORABLE MAYOR AND CITY COUNCIL

April 3, 2018

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SUGGESTED ACTION:

Approve recommendation.

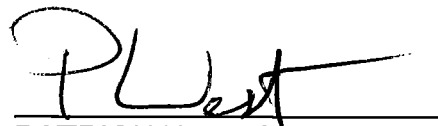
Respectfully submitted,



TOM MODICA  
INTERIM DIRECTOR OF DEVELOPMENT SERVICES

TM:LFT:CT:AO  
P:\Planning\City Council Items (Pending)\Council Letters\2018\2018-04-03\GPA MTSP (Pine and PCH)\City Council Letter\_1802-11.docx

APPROVED:



PATRICK H. WEST  
CITY MANAGER

- Attachments: Resolution for Addendum to Midtown Specific Plan EIR  
Resolution for General Plan Amendment (GPA17-006)  
Attachment A – Planning Commission Report – March 1, 2018  
Attachment B – Midtown Specific Plan Map  
Attachment C – Findings General Plan Amendment GPA18-001



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5<sup>th</sup> Floor

Long Beach, CA 90802

(562) 570-6194 FAX (562) 570-6068

March 1, 2018

CHAIR AND PLANNING COMMISSIONERS  
City of Long Beach  
California

**RECOMMENDATION:**

Recommend that the City Council approve an Addendum to the Midtown Specific Plan Environmental Impact Report, and approve General Plan Amendment (GPA18-001) to redesignate 14 lots located in the Midtown Specific Plan (SP-1) area from Moderate Density Residential (LUD #3B), Traditional Retail Strip Commercial (LUD #8A), Pedestrian-Oriented Retail Strip #8P, and Shopping Node (LUD #8N) to Mixed Uses (LUD #7); and redesignate 3 lots immediately adjacent to the Midtown Specific Plan from Traditional Retail Strip Commercial (LUD #8A) to Moderate Density Residential (LUD #3B). (Districts 1 and 6)

APPLICANTS: City of Long Beach  
333 West Ocean Boulevard  
Long Beach, CA 90802  
(Application No. 1802-11)

David Crimbchin  
425 E. 4<sup>th</sup> Street, Unit E  
Long Beach, CA 90802  
(Application No. 1612-29)

**DISCUSSION**

The requested General Plan Amendment is needed to establish consistency between properties in the Midtown Specific Plan and their underlying General Plan Land Use Designations (LUDs). This request is proposed in conjunction with a proposed Site Plan Review (SPR) application at 1814 Pine Avenue and 101 Pacific Coast Highway (Exhibit A – Location Map). The SPR request involves the development of two vacant parcels totaling 16,280 square feet with a three-story mixed-use building containing 24 dwelling units and 33 parking spaces. The ground floor consists of approximately 3,487 square feet of commercial space, a residential lobby, and the parking garage accessible from Pine Avenue and Tribune Court (alley). The second and third floor each contain 12 dwelling units. A common recreation room and common open space is located at the second floor.

### Zoning Consistency

The development site is located in the Transit Node Low (TN-Low) District within the Midtown Specific Plan (Exhibit B – Midtown Specific Plan Map). The Midtown Specific Plan TN-Low District allows mixed uses, a floor area ratio (FAR) of 1.5, 36 feet in height, and three stories. The General Plan Land Use Map designates the project site as Moderate Density Residential (LUD #3B) which allows moderate density residential developments with a maximum of 30 dwelling units per acre, and Shopping Nodes (LUD #8N) which is intended to serve adjacent residential uses and does not allow for a mix of residential and commercial uses. The proposed project has three stories, 64 dwelling units per acre, and a FAR of 1.5 that includes 3,332 square feet of commercial space.

The intensity of development permitted for the site is regulated in the Midtown Specific Plan by FAR and in the General Plan by dwelling units per acre. While the project is within the allowable FAR of the Midtown Specific Plan, the mixed-use configuration is not consistent with either General Plan LUD #3B nor LUD #8A, neither of which allow for mixed uses. For the development project to be approved in accordance with the vision of the Midtown Specific Plan, a General Plan Amendment is needed to change the General Plan land use to a designation that allows a mix of residential and commercial uses.

### General Plan Amendment

The Midtown Specific Plan replaced the Long Beach Boulevard Planned Development District (PD-29) when it was adopted in 2016. The surrounding area within which the development project is proposed was changed to Transit Node - Low in order to support compact transit-oriented mixed uses and residential developments centered around the three Metro Blue line stations along the Long Beach Boulevard corridor. The underlying Land Use Designations were to be updated as part of the City's current Land Use Element (LUE)/Urban Design Element (UDE) update (anticipated to occur within a year of the Midtown Specific Plan adoption). Pursuant to California Government Code Sections 65803 and 65860, the City of Long Beach, as a charter city, is not immediately obligated to have consistency between its Zoning and General Plan. A Mitigation Measure was included as part of the Midtown Specific Plan EIR to complete these GPAs within one year of the approval of the Midtown Specific Plan. However, the LUE/UDE update is still ongoing and allowing the inconsistency to persist will hinder the review and processing of proposed development projects due to the above-described inconsistencies between the Midtown Specific Plan and the underlying General Plan land use designations.

The 1989 General Plan Land Use Map designates the portion of the development site addressed as 1814 Pine Avenue as Moderate Density Residential (LUD #3B), and the southern portion addressed as 101 Pacific Coast Highway as Shopping Nodes (LUD #8N). Neither of the land use designations allows a mixed-use project as is permitted in the Midtown Specific Plan. To ensure that this site and other nearby properties designated as TN – Low are consistent with the underlying General Plan land use designation, 12 additional lots are included in the proposed General Plan Amendment. The addresses of the subject lots range from 100-127 W. Pacific Coast Highway, 100-

130 E. Pacific Coast Highway, 1795 Pine Avenue, 1814 Pine Avenue, and 1791-1815 Locust Avenue. The proposed amendment is requesting to change the Land Use Designations from Moderate Density Residential (LUD #3B), Traditional Retail Strip Commercial (LUD #8A), Pedestrian-Oriented Retail Strip (LUD #8P), and Shopping Nodes (LUD #8N) to Mixed Uses (LUD #7) on a total of 14 lots located in the Midtown Specific Plan (Exhibit C - Proposed General Plan LUD Amendment Map). LUD #7 allows both residential and commercial uses with densities that are consistent with the development standards for the TN-Low district. This amendment will resolve the zoning and general plan inconsistencies for these properties and facilitate development applications for this area of the TN-Low district. This is the third such amendment within the Midtown Specific Plan District.

Approval of a GPA for the subject development site alone would result in an isolated pocket of Traditional Retail Strip Commercial (LUD #8A). To prevent this stand-alone designation, an amendment to the land use designation of three additional parcels just south of the Midtown Specific Plan District area is proposed. These lots include the northern portion of 1770 Pine Avenue (Assessor's Parcel Number 7269-010-010), 1777 Pine Avenue and 1775 Locust Avenue and would amend the area from Traditional Retail Strip Commercial (LUD #8A) to Moderate Density Residential (LUD #3B) (Exhibit C - Proposed General Plan LUD Amendment Map). This area is predominantly developed with residential uses and two of the three lots are currently zoned R-4-R. Although the third parcel is zoned Regional Highway District (CHW), it is one of two parcels that make up a single development site; the balance of the site is already designated as Moderate Density Residential (LUD #3), despite the CHW District Zoning designation. Therefore, the proposal does not affect the consistency of the zoning of any more than the current condition.

#### Site Plan Review

The MTSP requires a Site Plan Review for projects involving the construction of one or more new dwelling units. For projects with fewer than 50 units and less than 50,000 square feet of building area, the Site Plan Review Committee is the decision-making body. On February 14, 2018, the Site Plan Review Committee reviewed the project's architectural design and layout; the committee's final action on the matter is pending. New development projects which require a Site Plan Review may only be approved subject to making six required findings including that the design conforms to the General Plan (LBMC Section 21.25.506).

Findings for the General Plan Amendment (Exhibit D – Findings) are attached. Based on these findings staff recommends that the Planning Commission approve the General Plan Amendment. The Planning Commission's role is advisory in nature for this application type and will serve as a recommendation to the City Council, who is the decision-maker on General Plan Amendments.

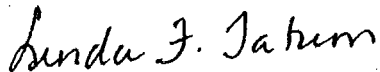
**PUBLIC HEARING NOTICE**

A total of 2,011 Public Hearing notices were distributed on February 15, 2018, and the notice was circulated in the newspaper, in accordance with the provision of the Zoning Ordinance. No comments have been received as of the preparation of this report.

**ENVIRONMENTAL REVIEW**

An addendum to the Program EIR was prepared to analyze potential new impacts resulting from the proposed General Plan Amendment. No new impacts were found therefore, no further environmental review is warranted. The addendum is included as reference as Exhibit E – Addendum to the Midtown Specific Plan PEIR. A separate environmental compliance checklist will be prepared

Respectfully submitted,



LINDA F. TATUM, AICP  
PLANNING BUREAU MANAGER

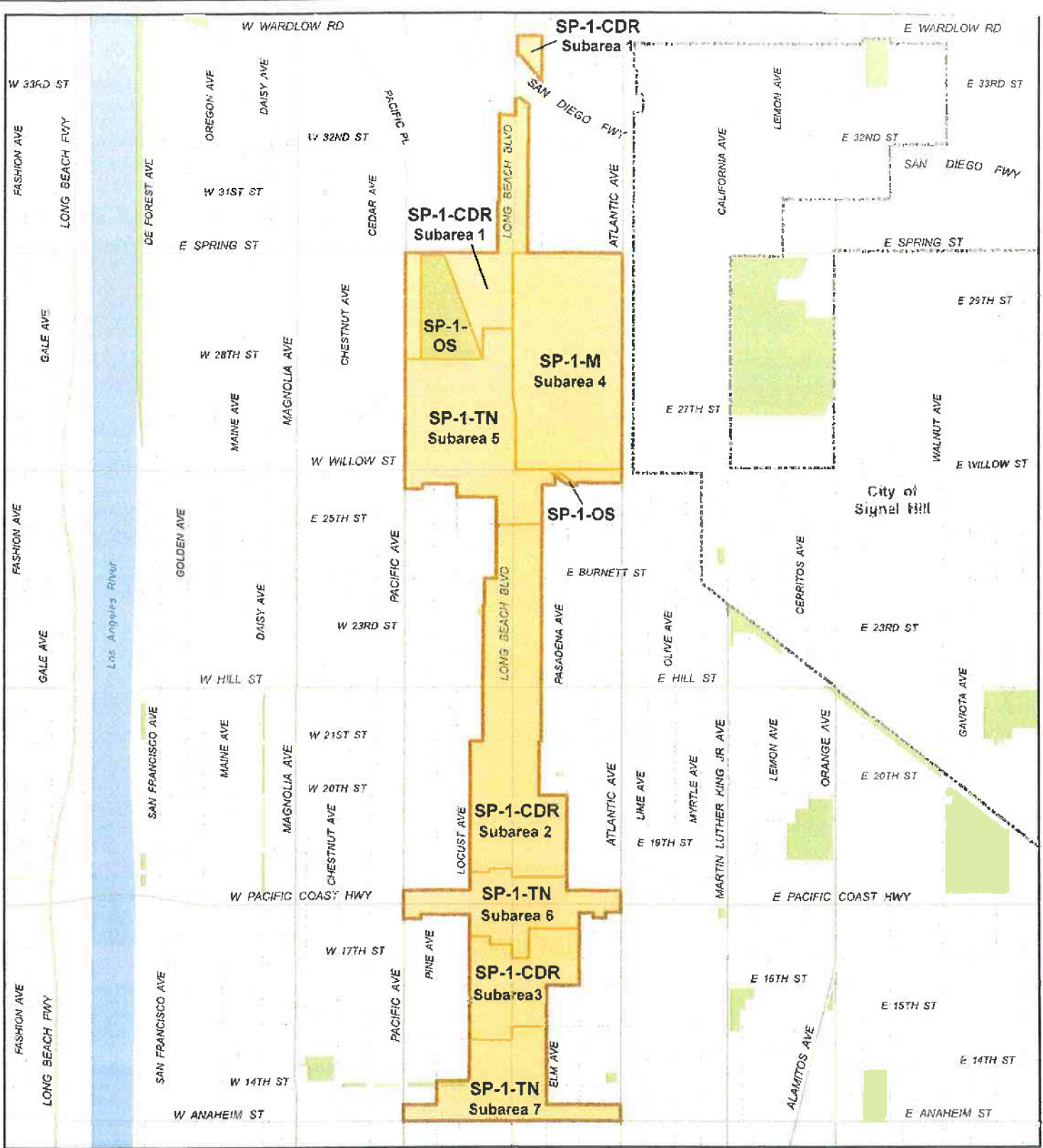


TOM MODICA  
INTERIM DIRECTOR OF DEVELOPMENT SERVICES

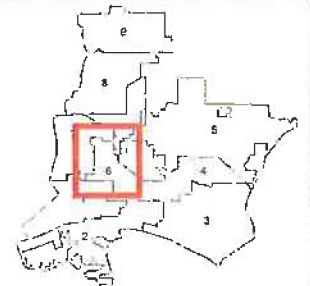
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Attachments:           Exhibit A – Location Map  
                              Exhibit B – Midtown Specific Plan Map  
                              Exhibit C – Proposed General Plan LUE Map  
                              Exhibit D - Findings  
                              Exhibit E – Addendum to PEIR





City of Long Beach  
**MIDTOWN SPECIFIC PLAN**



## FINDINGS

Vicinity of the Pine Avenue and Pacific Coast Highway Intersection  
Application No. 1802-11/GPA18-001  
April 3, 2018

### GENERAL PLAN AMENDMENT

Pursuant to Government Code Section 65358, the City Council shall not approve a General Plan Amendment unless the following findings are made. These findings and staff analysis are presented for consideration, adoption, and incorporation into the record of proceedings.

**A. The proposed change will benefit public interest; and**

General Plan Amendment (GPA18-001) will change the current land use designations from Moderate Density Residential (LUD #3B), Traditional Retail Strip Commercial (LUD #8A), Pedestrian Oriented Retail Strip (LUD #8P), Shopping Nodes (LUD #8N) to Mixed Uses (LUD #7) on 14 parcels located in the Midtown Specific Plan. The addresses of the subject lots range from 100-127 W. Pacific Coast Highway, 100-130 E. Pacific Coast Highway, 1795 Pine Avenue, 1814 Pine Avenue, and 1791-1815 Locust Avenue. The purpose of the amendment is to resolve inconsistency between the underlining zoning designation of Midtown Specific Plan Transit Node-Low District and the existing land use designations (LUD #3B and LUD #8A). An amendment to the land use designation of three additional parcels just south of the Midtown Specific Plan District area is proposed. The lots include the northern portion of 1770 Pine Avenue (Assessor's Parcel Number 7269-010-010), 1777 Pine Avenue, and 1775 Locust Avenue and would amend the area from Traditional Retail Strip Commercial (LUD #8A) to Moderate Density Residential (LUD #3B). The purpose of this amendment is to prevent an isolated pocket of Traditional Retail Strip Commercial and amend it to the predominant moderate density use in the area. The General Plan Amendment will benefit public interest by supporting new development opportunities and encourage new investment. This new development will upgrade existing public infrastructure such as sidewalks and bring new goods, services and housing opportunities for the benefit of Long Beach residents. This change is also consistent with other Elements of the General Plan. For example, the Housing Element stresses the importance of new housing choices at all levels of affordability. The Mobility Element stresses the importance of sidewalk and other infrastructure improvements to promote active transportation and transit. This action is consistent with the Midtown Specific Plan which underwent an exhaustive General Plan consistency analysis.

**B. The proposed change is consistent with Zoning Designation; and**

General Plan Amendment (GPA18-001) will change the current land use designations from Moderate Density Residential (LUD #3B), Traditional Retail

Strip Commercial (LUD #8A), Pedestrian Oriented Retail Strip (LUD #8P), Shopping Nodes (LUD #8N) to Mixed Uses (LUD #7) on 14 parcels located in the Midtown Specific Plan area. The purpose of the amendment is to resolve inconsistency between the underlining zoning designation of Midtown Specific Plan Transit Node Low (TN) District and the existing land use designations (LUD #3B and LUD #8A). A second area abutting the southern boundary of the Midtown Specific Plan area to be amended from Traditional Retail Strip Commercial (LUD #8A) to Moderate Density Residential (LUD #3B). The area consists of three lots including the northern portion of 1770 Pine Avenue (Assessor's Parcel Number 7269-010-010), 1777 Pine Avenue, and 1775 Locust Avenue. The area is predominantly developed with residential uses and all of the two of the three lots are currently zoned R-4-R. Although the third parcel is zoned Regional Highway District (CHW) it is one of two parcels that comprise a single development site; the balance of the site is already designated as Moderate Density Residential #3B despite the CHW District Zoning designation. Therefore, this change is no more inconsistent than the current condition. Additionally, pursuant to California Government Code Sections 65803 and 65860, the City of Long Beach, as a Charter City, is not immediately obligated to have consistency between the Zoning and General Plan.

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RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF LONG BEACH ADOPTING, AFTER PUBLIC  
HEARING, AMENDMENTS TO THE LAND USE ELEMENT  
OF THE GENERAL PLAN OF THE CITY OF LONG BEACH  
RELATING TO PARCELS LOCATED IN THE MIDTOWN  
SPECIFIC PLAN AREA IN THE CITY OF LONG BEACH

The City Council of the City of Long Beach resolves as follows:

Section 1. The City Council of the City of Long Beach has adopted, pursuant to Section 65302 of the California Government Code, a Land Use Element as part of the City's General Plan.

Section 2. The City Council desires to amend the Land Use Element of the General Plan of the City of Long Beach as set forth in this resolution.

Section 3. The Planning Commission held a public hearing on March 1, 2018, on a proposed amendment to the Land Use Element of the General Plan of the City of Long Beach. At that hearing, the Planning Commission considered all pertinent facts, information, proposals, environmental documentation and recommendations respecting the proposed amendment, and the views expressed at the public hearing, and afforded full opportunity for public input and participation.

Section 4. Following receipt and consideration of all appropriate environmental documentation, full hearings and deliberation, the City Planning Commission voted to recommend approval of the amendment to the Land Use Element of the City of Long Beach General Plan and further directed that said recommendation be forwarded to the City Council for its consideration.

Section 5. That on March 20, 2018, the City Council conducted a duly

1 noticed public hearing at which time it considered all pertinent facts, information,  
2 proposals, environmental documentation and recommendations respecting the proposed  
3 amendment to the Land Use Element of the General Plan and the views expressed at the  
4 public hearing and afforded full opportunity for public input and participation.

5 Section 6. Pursuant to Section 15164 of the CEQA Guidelines, and  
6 based on the evidence and oral and written testimony presented at all previous public  
7 hearings, and based on all of the information contained in the files of the Development  
8 Services Department (incorporated herein by this reference) on the proposed  
9 amendment to the Land Use Element as previously described herein, including the  
10 certified Final Environmental Impact Report for the Midtown Specific Plan (State  
11 Clearinghouse No. 2015031034), and the Addendum to the Final Environmental Impact  
12 Report for the Midtown Specific Plan and including, but not limited to, the March 20,  
13 2018, City Council written and oral staff report, the City Council now finds that the  
14 proposed change will benefit the public interest.

15 Section 7. Pursuant to Government Code Section 65358, the City  
16 Council makes the following findings:

17 A. The proposed change will benefit public interest.

18 General Plan Amendment (GPA18-001) will change the current land use  
19 designations from Moderate Density Residential (LUD #3B), Traditional Retail Strip  
20 Commercial (LUD #8A), Pedestrian Oriented Retail Strip (LUD #8P), Shopping Nodes  
21 (LUD #8N) to Mixed Uses (LUD #7) on 14 parcels located in the Midtown Specific Plan as  
22 shown on Exhibit "A" attached hereto. The addresses of the subject lots range from 100-  
23 127 W. Pacific Coast Highway, 100-130 E. Pacific Coast Highway, 1795 Pine Avenue,  
24 1814 Pine Avenue, and 1791-1815 Locust Avenue. The purpose of the amendment is to  
25 resolve an inconsistency between the underlining zoning designation of Midtown Specific  
26 Plan Transit Node-Low District and the existing land use designations (LUD #3B and LUD  
27 #8A). An amendment to the land use designation of three additional parcels just south of  
28 the Midtown Specific Plan District area is proposed as shown on Exhibit "A" attached

1 hereto. The lots include the northern portion of 1770 Pine Avenue (Assessor's Parcel  
2 Number 7269-010-010), 1777 Pine Avenue, and 1775 Locust Avenue and would amend  
3 the area from Traditional Retail Strip Commercial (LUD #8A) to Moderate Density  
4 Residential (LUD #3B). The purpose of this amendment is to prevent an isolated pocket  
5 of Traditional Retail Strip Commercial and amend it to the predominant moderate density  
6 use in the area. The General Plan Amendment will benefit the public interest by  
7 supporting new development opportunities and encourage new investment. This new  
8 development will upgrade existing public infrastructure such as sidewalks and bring new  
9 goods, services and housing opportunities for the benefit of Long Beach residents. This  
10 change is also consistent with other Elements of the General Plan. For example, the  
11 Housing Element stresses the importance of new housing choices at all levels of  
12 affordability. The Mobility Element stresses the importance of sidewalk and other  
13 infrastructure improvements to promote active transportation and transit. This action is  
14 consistent with the Midtown Specific Plan which underwent an exhaustive General Plan  
15 consistency analysis; and

16 B. The proposed change is consistent with the Zoning Designation.

17 General Plan Amendment (GPA18-001) will change the current land use  
18 designations from Moderate Density Residential (LUD #3B), Traditional Retail Strip  
19 Commercial (LUD #8A), Pedestrian Oriented Retail Strip (LUD #8P), Shopping Nodes  
20 (LUD #8N) to Mixed Uses (LUD #7) on 14 parcels located in the Midtown Specific Plan  
21 area. The purpose of the amendment is to resolve an inconsistency between the  
22 underlining zoning designation of Midtown Specific Plan Transit Node Low (TN) District  
23 and the existing land use designations (LUD #3B and LUD #8A). A second area, abutting  
24 the southern boundary of the Midtown Specific Plan area, is to be amended from  
25 Traditional Retail Strip Commercial (LUD #8A) to Moderate Density Residential (LUD  
26 #3B). The area consists of three lots including the northern portion of 1770 Pine Avenue  
27 (Assessor's Parcel Number 7269-010-010), 1777 Pine Avenue, and 1775 Locust Avenue.  
28 The area is predominantly developed with residential uses and all of the two of the three

OFFICE OF THE CITY ATTORNEY  
CHARLES PARKIN, City Attorney  
333 West Ocean Boulevard, 11th Floor  
Lona Beach, CA 90802-4664

1 lots are currently zoned R-4-R. Although the third parcel is zoned Regional Highway  
2 District (CHW) it is one of two parcels that comprise a single development site; the  
3 balance of the site is already designated as Moderate Density Residential #3B despite the  
4 CHW District Zoning designation. Therefore, this change is no more inconsistent than the  
5 current condition. Additionally, pursuant to California Government Code Sections 65803  
6 and 65860, the City of Long Beach, as a Charter City, is not immediately obligated to  
7 have consistency between the Zoning regulations and the General Plan.

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Section 8. This resolution shall take effect immediately upon its adoption by the City Council, and the City Clerk shall certify the vote adopting this resolution.

I hereby certify that the foregoing resolution was adopted by the City Council of the City of Long Beach at its meeting of \_\_\_\_\_, 20\_\_, by the following vote:

Ayes: Councilmembers: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Noes: Councilmembers: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

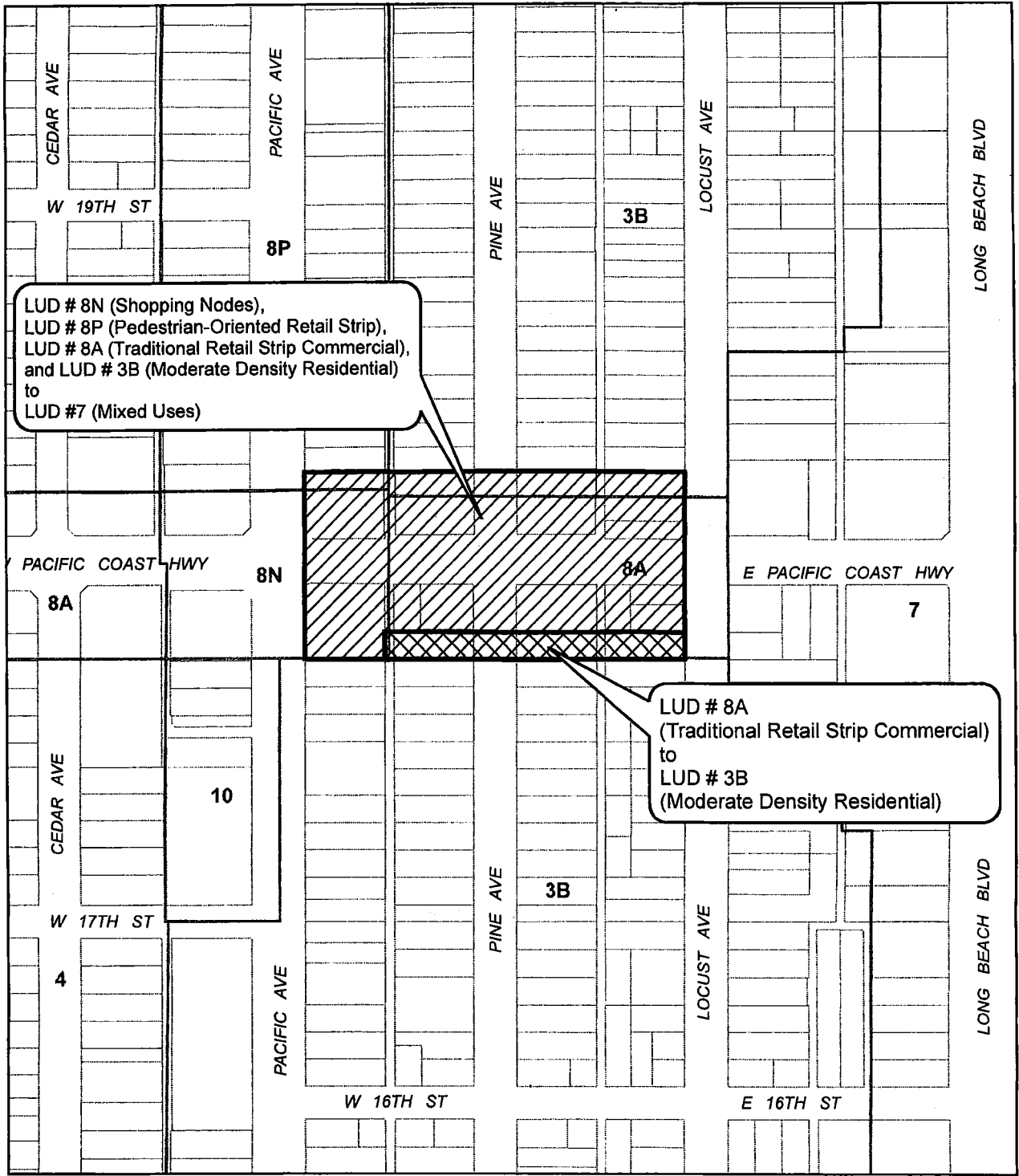
Absent: Councilmembers: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

City Clerk



LUD # 8N (Shopping Nodes),  
 LUD # 8P (Pedestrian-Oriented Retail Strip),  
 LUD # 8A (Traditional Retail Strip Commercial),  
 and LUD # 3B (Moderate Density Residential)  
 to  
 LUD #7 (Mixed Uses)

LUD # 8A  
 (Traditional Retail Strip Commercial)  
 to  
 LUD # 3B  
 (Moderate Density Residential)



Area to be modified from LUD # 8N (Shopping Nodes), LUD # 8P (Pedestrian-Oriented Retail Strip), LUD # 8A (Traditional Retail Strip Commercial), and LUD # 3B (Moderate Density Residential) to LUD #7 (Mixed Uses)



LUD # 8A (Traditional Retail Strip Commercial) to LUD #3B (Moderate Density Residential)



## AMENDMENT TO A PORTION OF PART 9 OF THE LANDUSE DISTRICT MAP

GPA Case #  
 18-001



1 RESOLUTION NO.

2  
3 A RESOLUTION OF THE CITY COUNCIL OF THE  
4 CITY OF LONG BEACH APPROVING AN ADDENDUM TO  
5 THE ENVIRONMENTAL IMPACT REPORT PREPARED FOR  
6 THE MIDTOWN SPECIFIC PLAN (STATE  
7 CLEARINGHOUSE NO. SCH2015031034) WITH RESPECT  
8 TO GENERAL PLAN AMENDMENT GPA 18-001  
9

10 WHEREAS, on May 24, 2016, the City Council of the City of Long Beach  
11 certified a Final Environmental Impact Report (FEIR) (State Clearinghouse No.  
12 SCH2015031034) prepared to analyze the environmental impacts associated with the  
13 Midtown Specific Plan;

14 WHEREAS, on March 1, 2018, the Planning Commission of the City of  
15 Long Beach held a duly noticed public hearing and recommended that the City Council  
16 approve an Addendum to the Midtown Specific Plan Environmental Impact Report and,  
17 likewise, recommended that the City Council approve associated General Plan  
18 Amendments (GPA18-001) to redesignate 14 lots located in the Midtown Specific Plan  
19 area from Moderate Density Residential (LUD #3B), Traditional Retail Strip Commercial  
20 (LUD #8A), Pedestrian-Oriented Retail Strip #8P, and Shopping Node (LUD #8N) to  
21 Mixed Uses (LUD #7), and redesignate three lots immediately adjacent to the Midtown  
22 Specific Plan from Traditional Retail Strip Commercial (LUD #8A) to Moderate Density  
23 Residential (LUD #3B), all in conjunction with a proposed Site Plan Review (SPR)  
24 application for development of two vacant parcels with a three-story mixed-use building at  
25 1814 Pine Avenue and 101 Pacific Coast Highway, located in the Midtown Specific Plan  
26 area, and the Planning Commission made all necessary findings to support said  
27 recommendations;

28 WHEREAS, in order to conduct environmental review of the Project in

1 accordance with the California Environmental Quality Act ("CEQA," codified at California  
2 Public Resources Code §§ 21000, et seq., as further governed by the State CEQA  
3 Guidelines, 14 California Code of Regulations §§ 15000, et seq.), an Addendum to the  
4 Midtown Specific Plan Final Environmental Impact Report has been prepared for the  
5 Project, which "Addendum" is attached hereto and incorporated herein by this reference  
6 as Exhibit "A" as though set forth in full, word for word;

7 WHEREAS, in accordance with 14 California Code of Regulations  
8 §15164(b), and as is more fully set forth in the above referenced Addendum (Exhibit A),  
9 the Addendum concludes that no supplemental or subsequent Environmental Impact  
10 Report ("EIR") is required because: (a) no substantial changes are proposed by the  
11 Project which will require major revisions of the Midtown Specific Plan Final  
12 Environmental Impact Report; (b) no substantial changes have occurred with respect to  
13 the circumstances under which the Project is being undertaken which will require major  
14 revisions in the Midtown Specific Plan Final Environmental Impact Report; and (c) no new  
15 information which was not known and could not have been known at the time the  
16 Midtown Specific Plan Final Environmental Impact Report was certified has become  
17 available;

18 WHEREAS, at a duly-noticed meeting of the City Council of the City of Long  
19 Beach on March 20, 2018, the City Council had the opportunity to receive and consider  
20 public comment on the Addendum and the Project, as well as to review and  
21 independently consider those documents themselves, along with a presentation from  
22 staff on the same;

23 WHEREAS, the documents and other materials which constitute the record  
24 of proceedings upon which the City Council bases its decision and the findings contained  
25 within this Resolution are available and may be reviewed at the Long Beach City Hall,  
26 located at 333 W. Ocean Boulevard, Long Beach, California 90802 in the Department of  
27 Development Services located on the 5<sup>th</sup> Floor of said City Hall.

28 NOW, THEREFORE, the City Council of the City of Long Beach hereby

1 finds, determines and resolves as follows:

2 Section 1. Recitals.

3 The recitals set forth above are adopted as further findings of the City  
4 Council.

5 Section 2. California Environmental Quality Act Findings.

6 The City Council has reviewed the Addendum to the Midtown Specific Plan  
7 Environmental Impact Report and finds that an addendum is the proper environmental  
8 review document under CEQA because: (a) no substantial changes are proposed by or in  
9 the Project which will require major revisions to the Midtown Specific Plan Environmental  
10 Impact Report; (b) no substantial changes have occurred with respect to the  
11 circumstances under which the Project is being undertaken which will require major  
12 revisions to the Midtown Specific Plan Environmental Impact Report; and (c) no new  
13 information has become available which was not known and could not have been known  
14 with the exercise of reasonable diligence at the time the Midtown Specific Plan  
15 Environmental Impact Report was certified that shows any of the factors set forth in  
16 14 C.C.R. § 15164(a)(3). The City Council further finds that the Addendum reflects the  
17 Council's independent judgment and analysis, and that there is no substantial evidence  
18 that the Project will have a significant effect on the environment. Based on its  
19 independent review and consideration, the City Council hereby finds that the Addendum  
20 complies with the requirements of CEQA and adopts the conclusions in the Addendum  
21 on the basis of the evidence and reasoning set forth therein and on the record of the  
22 proceeding initiated to undertake this review.

23 Section 3. City Council Approval of Addendum.

24 The City Council hereby approves Exhibit "A", the Addendum to the  
25 Midtown Specific Plan Environmental Impact Report, prepared with respect to General  
26 Plan Amendment GPA18-001 for the properties described in said General Plan  
27 Amendment application and likewise described in the Addendum, based on the above  
28 findings. Moreover, the City Council finds that the Addendum has fully and accurately

OFFICE OF THE CITY ATTORNEY  
CHARLES PARKIN, City Attorney  
333 West Ocean Boulevard, 11th Floor  
Lona Beach, A 90802-4664

1 reviewed the Project and all findings set forth in Section 2 above are still true and correct.

2 Section 4. City Council Approval of Project.

3 The City Council hereby approves the General Plan Amendment GPA 18-001  
4 relating to the proposed land use designations to the Pacific Coast Highway/Long Beach  
5 Boulevard transit node area of the Midtown Specific Plan as said areas are more  
6 particularly described in the subject Addendum and in the Applications on file in this action,  
7 which Applications are incorporated herein by this reference as though set forth herein in  
8 full, word for word.

9 Section 5. This resolution shall take effect immediately upon its adoption  
10 by the City Council, and the City Clerk shall certify the vote adopting this resolution.

11  
12 I hereby certify that the foregoing resolution was adopted by the City Council of the  
13 City of Long Beach at its meeting of \_\_\_\_\_, 20\_\_\_\_, by the following vote:

14  
15 Ayes: Councilmembers: \_\_\_\_\_

16 \_\_\_\_\_

17 \_\_\_\_\_

18 \_\_\_\_\_

19 Noes: Councilmembers: \_\_\_\_\_

20 \_\_\_\_\_

21 Absent: Councilmembers: \_\_\_\_\_

22 \_\_\_\_\_

23 \_\_\_\_\_

24 \_\_\_\_\_  
City Clerk

25  
26  
27  
28

**Addendum to the Midtown Specific Plan EIR**

**SCH No. 2015031034**

General Plan Amendment for  
PCH/PineTransit Node – Low  
(Application No. 1802-11/ GPA 18-001)



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# 1. Introduction

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## 1.1 BACKGROUND, PURPOSE, AND SCOPE

This document is an Addendum to the previously certified Environmental Impact Report (EIR) (State Clearinghouse No. 2015031034) for the adopted Midtown Specific Plan (Approved Project of Midtown Specific Plan) and addresses proposed land use designation changes to the Pine Avenue/Pacific Coast Highway transit node area of the Midtown Specific Plan. The general plan amendment within the “original project area” of the Midtown Specific Plan will create a remnant of three parcels with a Traditional Retail Strip Commercial (LUD #8A) designation immediately south of MTSP. Together these areas serve as the area for the “Proposed Project”. Refer to Section 1.1.3, *Proposed Project*, of this document for a detailed project description.

The 2016 Draft EIR and 2016 Final EIR of the Approved Project (collectively referred to as the 2016 Certified EIR), in conjunction with this EIR Addendum, serve as the environmental review for the Proposed Project, as required by the California Environmental Quality Act (CEQA) (Public Resources Code [PRC] Sections 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations [CCR], Title 14, Chapter 3, Sections 15000–15387). Pursuant to the provisions of CEQA and the State CEQA Guidelines, the City of Long Beach (City) is the Lead Agency charged with deciding on the Proposed Project. This EIR Addendum addresses the potential environmental impacts associated with the Proposed Project as compared to the Approved Project. The Proposed Project includes the Project Area covered by the Midtown Specific Plan (Specific Plan Area, which totals 369 acres) and three additional parcels outside of the Midtown Specific Plan. A description of the Approved Project and Proposed Project are provided below.

### 1.1.1 Approved Project (Midtown Specific Plan)

The Approved Project analyzed in the 2016 Certified EIR consists of City adoption of the Midtown Specific Plan (Specific Plan Area), extraction of the two residential blocks around Officer Black Park from PD-29 (Area Outside the Specific Plan), and retention of the underlying conventional zoning designations already in place for the two extracted residential blocks. Each of the project areas and components is described below.

#### **Specific Plan Area**

The Approved Project provides a framework for the development and improvement of a 369-acre corridor along Long Beach Boulevard. The Midtown Specific Plan Area currently contains just under 1,900 residential units and a little over 2.6 million square feet of commercial and employment uses, as well as medical facilities with over 950 licensed hospital beds and three hotels with approximately 200 hotel rooms. The Approved Project increased the number of permitted residential units within the Midtown

Specific Plan Area to just over 3,600 units—approximately 1,700 more than existing conditions but about 2,200 less than would be allowed under the current PD-29 zoning.

The Midtown Specific Plan allows commercial and employment building square footage of 2.9 million square feet (a net increase of almost 369,000 square feet over existing conditions) by concentrating and intensifying development at key transit and employment nodes. The buildout projections for the Specific Plan assume a small increase in the number of licensed hospital beds (27 beds) and the addition of a business hotel with up to 81 hotel rooms.

### 1.1.2 2016 Certified EIR

On June 24, 2016, the Long Beach City Council certified the 2016 Certified EIR and adopted the Approved Project. The 2016 Certified EIR analyzed environmental impacts of the Approved Project. Most impacts identified in the EIR were determined to be less than significant after implementation of mitigation measures. However, the following impacts were determined to be significant and unavoidable even after implementation of feasible mitigation:

- **Air Quality Standards (Construction).** The Approved Project was found to generate short-term emissions that exceed the South Coast Air Quality Management District's (SCAQMD) regional construction significance thresholds and would significantly contribute to the nonattainment designations of the South Coast Air Basin.
- **Air Quality (Operational).** The Approved Project was found to generate long-term emissions that exceed SCAQMD's regional operational significance thresholds and would significantly contribute to the nonattainment designations of the South Coast Air Basin.
- **Air Quality (Construction).** It was determined that construction activities related to buildout of the Approved Project could expose sensitive receptors to substantial pollutant concentrations of NO<sub>x</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub>.
- **Air Quality Plan (Construction and Operational).** It was determined that the Approved Project is a regionally significant project that would contribute to an increase in frequency or severity of air quality violations in the South Coast Air Basin and would conflict with the assumptions of the applicable Air Quality Management Plan.
- **Greenhouse Gas (GHG) Emissions (Operational).** It was determined that buildout of the Approved Project would result in a substantial increase in GHG emissions compared to existing conditions and would not meet SCAQMD's Year 2035 Target efficiency metric of 2.4 metric tons of CO<sub>2e</sub> per year per service population or the long-term GHG reduction goal under Executive Order S-3-05.

## 1. Introduction

- **Noise (Construction).** It was determined that noise from construction activities associated with future development projects that would be accommodated by the Approved Project could result in substantial impacts to sensitive receptors.

### 1.1.3 Proposed Project

The City is processing General Plan Amendment (GPA 18-001) to implement land use designation changes to the Pine Avenue/Pacific Coast Highway transit node low area of the Midtown Specific Plan (SP1) District as well as an amendment to area just south of the Midtown Specific Plan, see Figure 1, *Vicinity Map*. The combined Project Area consist of 17 parcels located within 150' of Pacific Coast Highway right-of-way and located between Pacific Avenue to the west and Locust Street to the east., see Figure 2, *Proposed General Plan Amendment*.

The Proposed Project includes one application.

**Application No. 1802-11** consists of GPA 18-001 to: 1) amend the land use designations (LUD) from Moderate Density Residential (LUD #3B), Traditional Retail Strip Commercial (LUD #8A), Pedestrian-Oriented Retail Strip (LUD #8P), and Shopping Nodes (LUD #8N) to Mixed Uses (LUD #7) on 14 lots located near the intersection of Pine Avenue and Pacific Coast Hwy. within the Midtown Specific Plan (SP1); and 2) to amend the land use designation of three parcels designated Traditional Retail Strip Commercial (LUD #8A) to Moderate Density Residential (LUD #3B).

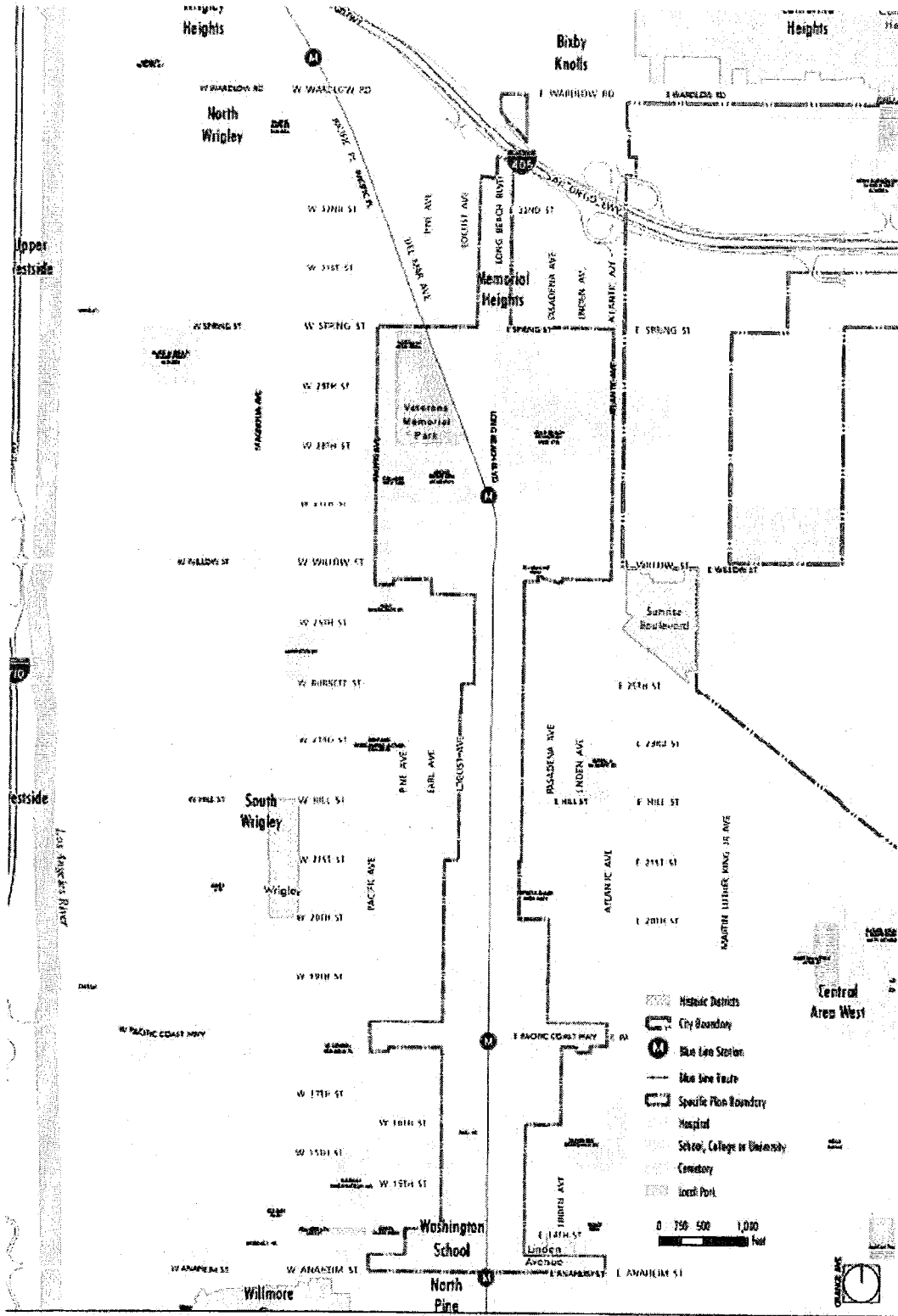
#### General Plan Amendments

A general plan amendment was not processed at the time of adoption of the Approved Project. It was anticipated that an updated General Plan Land Use Element would address this and be adopted within a year of the Approved Project adoption. However, the General Plan Land Use Element update has not yet been completed, resulting in the on-going inconsistency between the Midtown Specific Plan zoning districts and the current General Plan land use designations. Therefore, the general plan amendments are needed to resolve the inconsistencies and to facilitate development opportunities for 14 of the 17 parcels that make up the Project Area. The three remaining parcels that comprise the project area are located just south of the Midtown Specific Plan. A General Plan Amendment is necessary to prevent a remnant of the Traditional Retail Strip Commercial (LUD #8A) General Plan land use designation from being created.

The proposed general plan amendments would convert the existing land uses of 14 parcels to Mixed Uses District (LUD #7), which is consistent with the underlying Midtown Specific Plan zoning of Transit Node Low. Mixed Use District (LUD #7) allows both residential and mixed uses, see Figure 2, *Proposed General Plan Amendments*. The Transit Node supports compact, transit-oriented mixed-use and residential development centered on the three Metro Blue Line stations. The amendment will also change the Traditional Retail Strip Commercial (LUD #8A) for three parcel just outside of the Specific Plan area to Medium Density Residential (LUD #3) which is consistent with the predominant land use for the area.

# 1. Introduction

**Figure 1** Vicinity Map

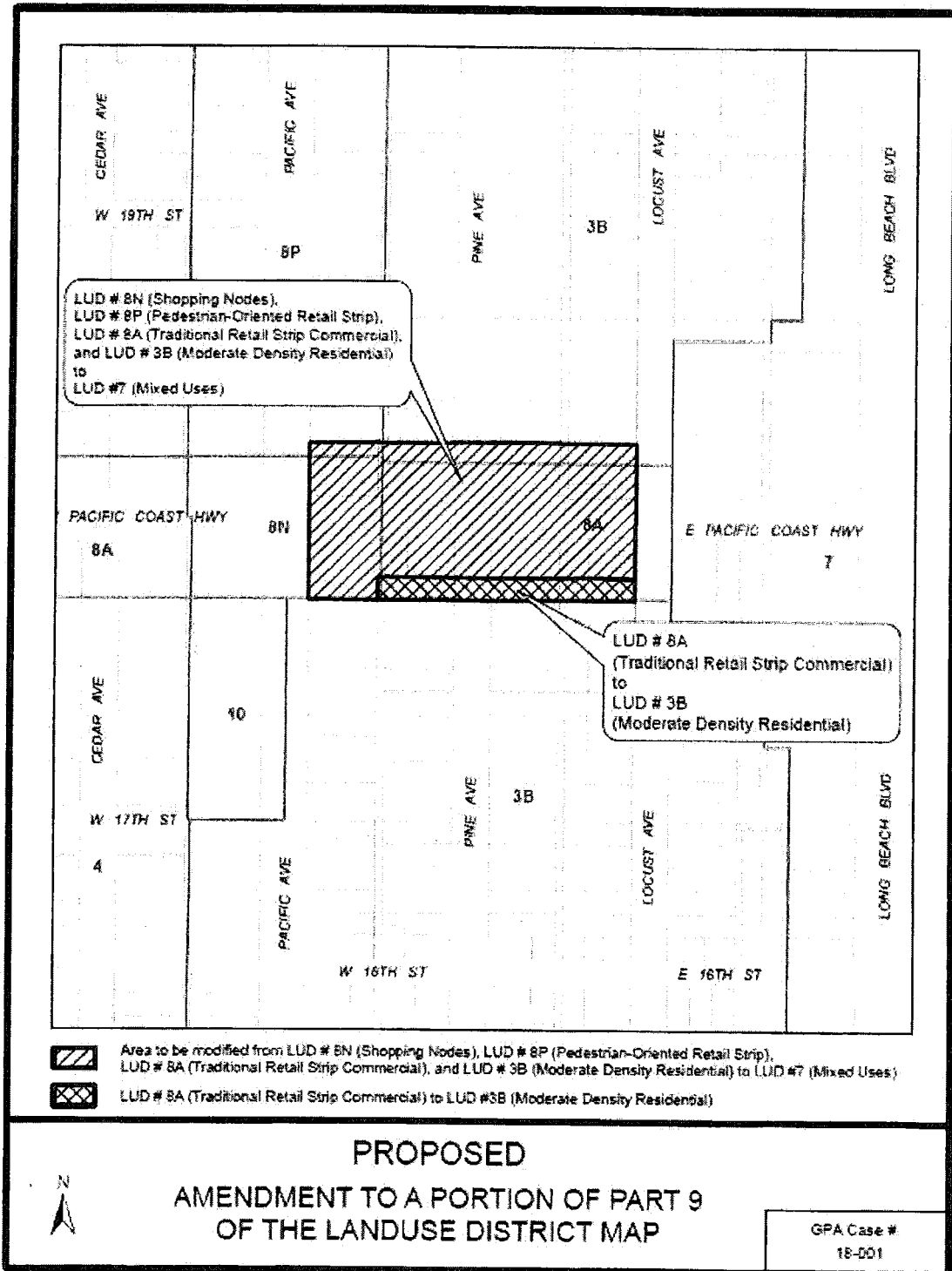


## 1. Introduction

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1. Introduction

Figure 2 Proposed General Plan Amendments



## 1. Introduction

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## 1. Introduction

### **Proposed Project Buildout**

The Proposed Project would create consistency between the General Plan land use designations and the adopted Specific Plan zoning and prevent an isolated pocket of Traditional Retail Strip Commercial (LUD #8A) by changing it to Moderate Density Residential (LUD #3B). This Proposed Project would not increase the allowable development in the Project Area beyond that anticipated and analyzed by the 2016 Certified EIR for the Approved Project. The majority of the Proposed Project Area is within the 20-acre Transit Node District 6, which typically allows 30-60 dwelling units per acre, which was specified by the Midtown Specific Plan for a total of 362 dwelling units, 297,125 commercial square feet, and 102 hotel rooms. The remaining three parcels, total just over a half acre in area, are developed parcels that are primarily located in the R-4-R zone designation except for one lot zoned Regional Highway District (CHW).

### **Lead Agency and Discretionary Approvals**

This EIR Addendum documents the City's consideration of the potential environmental impacts resulting from the Proposed Project and explains why CEQA analysis in the form of a subsequent EIR or supplemental EIR is not required. The City of Long Beach is the lead agency and has approval authority over the Proposed Project. Discretionary approvals for the Proposed Project include:

*Application No. 1802-11*

- General Plan Land Use Amendment (GPA 18-001)

## **1.2 INCORPORATION BY REFERENCE**

This Addendum incorporates by reference the technical studies provided in the appendices and the documents described below in accordance with CEQA Guidelines § 15148 and 15150.

- City of Long Beach Midtown Specific Plan
- Final EIR for the City of Long Beach Midtown Specific Plan (SCH No. 2015031034), dated March 2016.

The technical studies and documents are available for review at the City of Long Beach, Development Services Department, 333 West Ocean Boulevard, 5th Floor, Long Beach, CA 90802.



## 2. Environmental Findings

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The CEQA Guidelines provide detailed information on when a subsequent EIR, supplemental EIR, and EIR Addendum can be prepared. This chapter considers the provisions of CEQA Guidelines Sections 15162, 15163, and 15164 and analyzes impacts associated with the changes to the Approved Project.

### 2.1 ENVIRONMENTAL PROCEDURES

Pursuant to CEQA and the State CEQA Guidelines, the City's review of the Addendum focuses on the potential environmental impacts associated with the Proposed Project that might cause major revisions to the 2016 Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects pursuant to State CEQA Guidelines Section 15162.

Pursuant to CEQA Section 21166 and State CEQA Guidelines Section 15162, when an EIR has been certified or a negative declaration adopted for a project, no subsequent or supplemental EIR or negative declaration shall be prepared for the project unless the lead agency determines that one or more of the following conditions are met:

- Substantial project changes are proposed that will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- Substantial changes would occur with respect to the circumstances under which the project is undertaken that require major revisions to the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- New information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified or the negative declaration was adopted shows any of the following:
  - A. The project will have one or more significant effects not discussed in the previous EIR or negative declaration.
  - B. Significant effects previously examined will be substantially more severe than identified in the previous EIR.
  - C. Mitigation measures or alternatives previously found not to be feasible would in fact be

## 2. Environmental Findings

feasible, and would substantially reduce one or more significant effects of the project, but the project proponent declines to adopt the mitigation measures or alternatives.

## 2. Environmental Findings

- D. Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponent declines to adopt the mitigation measures or alternatives.

If some changes or additions to the previously prepared EIR or negative declaration are necessary, but none of the conditions specified in Section 15162 are present, the lead agency shall prepare an addendum (CEQA Guidelines Section 15164[a]).

This Addendum analyzes the potential impacts of the Proposed Project as compared to the Approved Project and any changes to the existing conditions that have occurred since certification of the 2016 Certified EIR. It also reviews any new information related to environmental impacts, mitigation measures and/or alternatives (if any) that was not known and could not have been known with exercise of reasonable diligence at the time that the 2016 Certified EIR was certified. It further examines whether, as a result of any changes or any new information, a Subsequent EIR or negative declaration may be required. This examination includes an analysis of the provisions of CEQA Section 21166 and State CEQA Guidelines Section 15162 and their applicability to the Proposed Project.

### 2.2 ENVIRONMENTAL ANALYSIS

This section describes the requirements for the preparation of a Subsequent EIR and EIR Addendum and demonstrates why the preparation of an Addendum to the 2016 Certified EIR is appropriate for the Proposed Project.

#### 2.2.1 CEQA Guidelines, Section 15162: Subsequent EIRs and Negative Declarations

CEQA Guidelines Section 15162(a) states,

When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

1. **No substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.** (14 CCR Section 15162[a][1])

Approval of the Proposed Project would not require major revisions to the 2016 Certified EIR because no new significant environmental effects or substantial increase in the severity of previously identified significant effects would occur. The change in General Plan land use designations associated with the Proposed Project would bring the Project Area into consistency with the underlying Midtown Specific Plan

## 2. Environmental Findings

zoning of the Project Area. Although the Addendum addresses a General Plan Amendment for three parcels outside of the of Midtown Specific Plan area there is no new construction proposed in conjunction with the change in land use designation and therefore no need for a subsequent Environmental Impact Report.

The analysis below, which discusses environmental topic areas listed in Appendix G of the CEQA Guidelines, demonstrates that no substantial changes are proposed and no major revisions of the 2016 Certified EIR would be required due to approval of the Proposed Project.

**Aesthetics.** The Project Area is built out with buildings and surface parking lots except for two vacant lots at 101 Pacific Coast Highway and 1814 Pine Avenue. There have been no substantial changes to the existing Project Area since adoption of the 2016 Certified EIR that would require changes to the EIR. The proposed general plan amendments would bring the Project Area into consistency with the underlying Midtown Specific Plan zoning and buildout assumptions used for that area. Future development would be subject to the Midtown Specific Plan zoning standards for setbacks, height requirements, and building design as analyzed in the 2016 Certified EIR. The Proposed Project is consistent with the Midtown Specific Plan. Therefore, any changes to the aesthetic or visual character of the Project Area or its surroundings has already been accounted for in the 2016 Certified EIR. For the General Plan Amendment to the three parcels outside of the of Midtown Specific Plan area there is no new construction proposed in conjunction with the change in land use designation and no additional impacts are anticipated. No new or substantially greater impacts related to aesthetics would occur.

**Agriculture and Forestry Resources.** No agricultural or forestry resources were identified for the Project Area in the 2016 Certified EIR. The Proposed Project increased the proposed development area to include three parcels outside of the original project area; it would not result in impacts to new or previously unknown cultural resources. This fact remains unchanged for the Proposed Project. No new impacts or substantially greater impacts related to agricultural or forestry resources would occur.

**Air Quality.** The Proposed Project would not increase the development assumptions analyzed for the Project Area in the 2016 Certified EIR. Therefore, there would be no increase in square footage, population, or vehicle trips that would result in an increase in construction or operational emissions compared to the Approved Project. Mitigation Measures AQ-1 through AQ-6 would apply to the Proposed Project. Therefore, no new or substantially greater impacts related to air quality would occur. The Proposed Project i proposed development area to include three parcels outside of the original project areas it would not result in impacts to new or previously unknown cultural resources

**Biological Resources.** The 2016 Certified EIR found that the Project Area is generally graded, previously-disturbed, and highly urbanized, and, therefore, does not support sensitive biological habitats, communities, species, or wetlands. No biological resources or habitat conservation plans were identified for the Project Area in the 2016 Certified EIR. This fact remains unchanged for the Proposed Project

## 2. Environmental Findings

included the expanded area just south of the area of the Midtown Specific Plan. Therefore, as with the Approved Project, the Proposed Project would not impact such resources. No new impacts or substantially greater impacts related to biological resources would occur.

**Cultural Resources.** The 2016 Certified EIR identified 66 potential historical resources that required further evaluation pursuant to Mitigation Measure CUL-1. Redevelopment projects are also required to implement Mitigation Measure CUL-2 to protect other potential historical properties that turn 50 years old after adoption of the Midtown Specific Plan. No new historical resources have been identified in the Project Area since adoption of the Midtown Specific Plan. Although the Proposed Project slightly expands the proposed development area to include three parcels outside of the original project areas it would not result in impacts to new or previously unknown cultural resources. Development within the Project Area must comply with Mitigation Measures CUL-1 and CUL-2. Therefore, no new or substantially greater impacts related to cultural resources would occur.

**Geology and Soils.** Implementation of the Proposed Project would not result in a change in buildout or development area. Therefore, impacts related to geology and soils would be the same as the Approved Project and less than significant. No new or substantially greater impacts related to geology and soils would occur.

**Greenhouse Gas Emissions.** The Proposed Project would not increase the development assumptions analyzed for the Project Area in the 2016 Certified EIR. Therefore, there would be no increase in square footage, population, or vehicle trips that would result in an increase in GHG emissions compared to the Approved Project. No new or substantially greater impacts related to GHG emissions would occur.

**Hazards and Hazardous Materials.** Implementation of the Proposed Project would not result in a change in buildout or development area. Therefore, impacts related to geology and soils would be the same as the Approved Project. Development within the Project Area would be required to comply with Mitigation Measures HAZ-1 and HAZ-2. Therefore, no new or substantially greater impacts related to hazards and hazardous materials would occur.

**Hydrology and Water Quality.** The existing conditions have not changed in the Project Area since certification of the 2016 Certified EIR. The 2016 Certified EIR determined that the Adopted Project would not increase runoff over existing conditions, except where single-family residential would be redeveloped as multifamily residential. Additionally, the Adopted Project required drainage improvements specified in Mitigation Measures HYD-1 through HYD-4, which are consistent with those outlined in the 2005 Master Plan of Drainage Update and identified by the City of Long Beach Public Works Department.

Implementation of the Proposed Project would not result in a change in buildout or development area. Therefore, impacts related to geology and soils would be the same as the Approved Project. Development within the Project Area would be required to comply with Mitigation Measures HYD-1 through HYD-4. Therefore, no new or substantially greater impacts related to hydrology and water quality would occur.

## 2. Environmental Findings

**Land Use and Planning.** The Proposed Project involves a change in General Plan land use designations for the Project Area to bring the area into consistency with the underlying Midtown Specific Plan zoning of the Project Area. The Proposed Project implements a requirement of the Adopted Project. Specifically, Mitigation Measure LU-1 states the following:

LU-1            If the current General Plan Land Use Element update being undertaken by the City of Long Beach, which includes revisions to the land use designations of the current Land Use Map (including the area covered by the Midtown Specific Plan), is not adopted within 12 months after adoption of the Midtown Specific Plan, the City shall initiate a General Plan Amendment to achieve consistency between the General Plan Land Use Element and the Midtown Specific Plan. Specifically, the General Plan Amendment shall require an update to the current Land Use Map in order to change the current General Plan land use designations of the Midtown Specific Plan area to allow for uses and densities set forth in the Midtown Specific Plan.

A future General Plan Amendment may also require revisions to tables and exhibits in the Mobility Element pertaining to roadway classifications and closures associated with the Midtown Specific Plan. The specific roadway closures under the Midtown Specific Plan include 25th Street, 23rd Street, 21st Street, and 15th Street east and west of Long Beach Boulevard; Rhea Street east of Long Beach Boulevard; Esther Street east of Long Beach Boulevard; and 14th Street east of Long Beach Boulevard. Roadway amendments will be processed as the time of individual roadway character change projects

Given that the Proposed Project implements Mitigation Measure LU-1, the Proposed Project was anticipated and analyzed in the 2016 Certified EIR. The Proposed Project would therefore not result in any new or substantially greater impacts related to land use and planning. In fact, the Proposed Project would result in a beneficial impact as it would remove the current inconsistencies between the Midtown Specific Plan zoning and current General Plan land use designations of the Project Area. Furthermore, the proposed project is also intended to eliminate an isolated pocket of the land use designation Traditional Retail Strip Commercial (LUD #8A). No changes to the maximum development potential would occur with the proposed amendment.

**Mineral Resources.** No mineral resources were identified for the Project Area in the 2016 Certified EIR. This fact remains unchanged for the Proposed Project. No new impacts or substantially greater impacts related to mineral resources would occur.

**Noise.** The Proposed Project would not increase the development assumptions analyzed for the Project Area in the 2016 Certified EIR. Therefore, there would be no increase in square footage, population, or vehicle trips that would result in an increase in construction or operational-related noise impacts

## 2. Environmental Findings

compared to the Approved Project. Mitigation Measures N-1 through N-5 would apply to the Proposed Project. Therefore, no new or substantially greater impacts related to noise would occur.

**Population and Housing.** Project implementation would not result in the generation of additional housing or population, nor the additional removal of existing housing or population. Residential development and increase in population that would occur within the Project Area (as accommodated by the Midtown Specific Plan) was already considered and analyzed in the 2016 Certified EIR. Therefore, any increase in housing and population for the Project Area has already been accounted for in the 2016 Certified EIR. The three parcels outside of the original project area are currently developed. No new or substantially greater impacts than related to population and housing would occur.

**Public Services.** Implementation of the Proposed Project would not result in impacts to or need for additional public services, including fire, police, school, and library. While the Proposed Project involves a change in land use designations for the Project Area, its impacts to public services were already considered and analyzed in the 2016 Certified EIR. Therefore, the impacts to public services as a result of actual development permitted within the Project Area have already been accounted for in the 2016 Certified EIR. The demand for public services would not change under the Proposed Project, and no new or substantially greater impacts related to public services would occur.

**Recreation.** Impacts to recreational facilities and services were already considered and analyzed in the 2016 Certified EIR. The Proposed Project would not increase the need for additional recreational resources. Therefore, the impacts to recreational facilities and services as a result of actual development permitted within the Project Area have already been accounted for in the 2016 Certified EIR. The demand for recreational facilities and services would not change under the Proposed Project, and no new or substantially greater impacts related to recreation would occur.

**Transportation and Traffic.** As stated previously, the Proposed Project would not generate additional traffic (vehicular, pedestrian, or bicycle) compared to the Adopted Project and building assumptions used in the 2016 Certified EIR. Development that would occur within the Project Area is and its impacts to transportation and traffic were already analyzed and mitigated for in the 2016 Certified EIR. Development is required to comply with Mitigation Measures TRAF-1 and TRAF-2.

TRAF-1 requires preparation of a site-specific traffic study as part of the subsequent review for development projects. The *Site-Specific Traffic Impact Study prepared for the development at 1836-1852 Locust Avenue*, prepared by KOA Corporation (October 2017) determined that the addition of project-related traffic to the adjacent intersection of Long Beach Boulevard and Pacific Coast Highway and Palmer Court and Pacific Coast Highway would not cause any significant impacts. Additionally, the *Traffic Impact Analysis, 1795 Long Beach Boulevard Mixed-Use Development Project, Long Beach, California* prepared by Linscott, Law & Greenspan Engineers (June 27, 2017) determined that the addition of project-related traffic would not significantly impact surrounding area intersections. Specifically, no significant impact

## 2. Environmental Findings

would occur at: 1) Pacific Avenue at PCH, 2) N. Palmer Court at PCH, 3) Long Beach Boulevard at PCH, 4) N. Palmer Court at 16th Street, or 5) Long Beach Boulevard at 16th Street under existing plus project and cumulative year 2020 conditions. Therefore, the proposed project has satisfied the requirements of Mitigation Measure TRAF-1.

No new or substantially greater impacts related to transportation and traffic would occur.

**Utilities and Service Systems.** Implementation of the Proposed Project would not result the need for additional utilities or services systems, including water and wastewater collection and treatment facilities and systems, drainage facilities and systems, and solid waste facilities. The Proposed Project would be required to comply with Mitigation Measures USS-1 and USS-2 of the 2016 Certified EIR. The demand for utilities and service systems would not change under the Proposed Project, and no new or substantially greater impacts related to utilities and service systems would occur.

**Conclusion.** In accordance with the CEQA Guidelines, since none of the conditions specified in Section 15162 are present, the City has determined that an Addendum to the 2016 Certified EIR is the appropriate form of environmental review for the Proposed Project.

2. **No substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. (14 CCR Section 15162(a)(2))**

Approval of the Proposed Project would not require major revisions to the 2016 Certified EIR because no substantial changes have occurred with respect to the circumstances under which the Approved Project was undertaken. Existing conditions of the Project Area have not changed since adoption of the Approved Project and certification of the 2016 Certified EIR. The revisions under the Proposed Project would not result in any physical changes to the environment that would cause new significant effects or increase the severity of previously identified impacts.

Although a statement of overriding considerations was made in conjunction with the 2016 Certified EIR, substantial changes in the circumstances under which the project was undertaken have not occurred since the Approved Project was adopted on June 24, 2016. No substantial increases in the severity of impacts would occur. Therefore, the Proposed Project would not have new significant environmental effects or substantially increase the severity of previously identified significant effects due to changes in circumstances.

3. **No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:**



## 2. Environmental Findings

- a. **The project will not have one or more significant effects not discussed in the previous EIR. (14 CCR Section 15162(a)(3)(A))**

No new information has been introduced that would increase the severity of the identified cumulative impacts or cause new significant effects not discussed in the 2016 Certified EIR. The change in land use designations under the Proposed Project is not considered new information of substantial importance that was not previously known. The Proposed Project would not increase previously identified impacts or result in new areas of development or other changes to the physical environment outside the original project area.

- b. **Significant effects previously examined will not be substantially more severe than shown in the previous EIR. (14 CCR Section 15162(a)(3)(B))**

No new information has been introduced that would increase the severity of impacts discussed in the 2016 Certified EIR. The Proposed Project does not propose nor allow new development or other changes to the physical environment that were not previously analyzed.

- c. **No mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative" (14 CCR Section 15162(a)(3)(C))**

The 2016 Certified EIR incorporated all feasible mitigation measures. Since certification of the 2016 Certified EIR, no new, previously unknown information of substantial importance has come to light that would affect the mitigation measures that were adopted or the alternatives that were considered as a part of the decision-making process.

The Proposed Project would not create new significant effects that were not previously analyzed, nor would the magnitude of impacts exceed those found in the 2016 Certified EIR. No new mitigation measures are proposed, and the Mitigation Monitoring and Reporting Program adopted as a part of the 2016 Certified EIR remains adequate to mitigate impacts of the Proposed Project.

The alternatives that were analyzed also remain applicable to the Proposed Project and do not need to be reconsidered; therefore, the Proposed Project does not create new impacts that would require new analysis of project alternatives.

- d. **No mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. (14 CCR Section 15162(a)(3)(D))**

## 2. Environmental Findings

No new mitigation measures are required, and the Mitigation Monitoring and Reporting Program adopted as a part of the 2016 Certified EIR remains adequate to mitigate impacts of the Proposed Project. The alternatives that were analyzed also remain applicable and do not need to be reconsidered; the Proposed Project does not create new impacts that would require new analysis of project alternatives.

As substantiated in this document, the Proposed Project does not create new significant impacts that would require the preparation of a subsequent EIR, and an addendum to the 2016 Certified EIR would be appropriate to satisfy CEQA.

### **2.2.2 CEQA Guidelines Section 15164: Addendum to an EIR or Negative Declaration**

- 1. The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred. (14 CCR Section 15164(a))**

This EIR Addendum provides additional information specifically relevant to the changes to the 2016 Certified EIR caused by the Proposed Project. None of the conditions from Section 15162 are present that would require a subsequent EIR.

- 2. An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred. (14 CCR Section 15164(b))**

The Approved Project was the subject of a full EIR, not a negative declaration; therefore subsection (b) does not apply.

- 3. An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration. (14 CCR Section 15164(c))**

This EIR Addendum will not be circulated for public review, but is available for the public's review at the Long Beach Development Services Department, Planning Bureau, 4<sup>th</sup> Floor and will be included as part of the staff report for the Long Beach Planning Commission and City Council hearings for the Proposed Project will be considered.

- 4. The decision -making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project. (14 CCR Section 15164(d))**

The Long Beach City Council will consider the EIR Addendum and 2016 Certified EIR prior to approving the Proposed Project.

## 2. Environmental Findings

5. **A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence. (14 CCR Section 15164(e))**

Pursuant to CEQA Guidelines Section 15164, after an EIR has been certified for a project, if some minor technical changes to the previously certified EIR are necessary, preparation of an Addendum to the EIR is appropriate. Previous analysis of environmental impacts has been conducted for the Approved Project in an Initial Study, a Draft EIR, and a certified Final EIR. As demonstrated in Section 2.2.1, the Proposed Project would not involve new significant environmental effects or a substantial increase in the severity of significant effects already identified in the 2016 Certified EIR. Given this finding, an Addendum to the 2016 Certified EIR is appropriate and has been prepared.

## 2. Environmental Findings

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