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A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LONG BEACH CONSENTING TO A CONSOLIDATED COASTAL DEVELOPMENT PERMIT PROCESS WITH THE CALIFORNIA COASTAL COMMISSION PURSUANT TO PUBLIC RESOURCES CODE SECTION 30601.3, IN CONNECTION WITH THE LOS CERRITOS WETLANDS/SYNERGY OIL FIELD LOCATED AT 6433 E. SECOND STREET AND THE "PUMPKIN PATCH" LOCATED AT 6701 EAST PACIFIC COAST HIGHWAY, BOTH OF WHICH DEVELOPMENT SITES ARE LOCATED WITHIN THE SOUTHEAST AREA DEVELOPMENT AND IMPROVEMENT PLAN (SEADIP) IN THE CITY OF LONG BEACH

WHEREAS, the Coastal Act was amended by Senate Bill (SB)1843 effective January 1, 2007, which allows for a consolidated permitting process for projects for which the Coastal Development Permit (CDP) authority is shared by a local government and the State Coastal Commission; and

WHEREAS, SB 1843 (now codified as Section 30601.3 of the Public Resources Code), requires that the applicant, the local government, and the Executive Director of the Coastal Commission agree to the consolidation; and

WHEREAS, consolidation may only proceed where public participation is not substantially impaired by that review consolidation; and

WHEREAS, the City Council and Planning staff find that a consolidated coastal development permit application and process is beneficial to the public by reducing the total time and cost that it takes to go through the entire coastal permitting

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1 process; and

2 WHEREAS, the City Council and Planning staff find that a consolidated
3 coastal development permit application and process would benefit the public by reducing
4 and avoiding unnecessary and duplicative processing efforts; and

5 WHEREAS, this matter was considered by the City Council at a duly
6 agendized public meeting conducted by the City Council on July 1, 2014, to receive
7 public comment on the proposed coastal development permit review consolidation
8 authorization.

9 NOW, THEREFORE, the City Council of the City of Long Beach resolves as
10 follows:

11 Section 1. The City Council and the City of Long Beach hereby authorize
12 the Coastal Commission to process a consolidated Coastal Development Permit for the
13 Los Cerritos Wetlands/Synergy Oil Field proposed project, as said project is more fully
14 described in that certain application jointly submitted to the City of Long Beach on June
15 16, 2014, by Los Cerritos Wetlands, LLC and Lyon Housing XLV, a copy of which
16 application and supporting documentation are hereby incorporated herein by this
17 reference as though set forth in full, word for word.

18 Section 2. That the Director of Development Services and the City
19 Manager and/or their respective designees are hereby delegated to act on behalf of the
20 City Council with respect to the proposed consolidated permit process in accordance with
21 the provisions of Public Resources Code Section 30601.3.

22 Section 3. That all documents, including but not limited to, the
23 Application mentioned and listed in the recitals immediately above, as well as the City
24 Council Staff Report dated July 1, 2014, are incorporated herein by this reference as if
25 fully set forth herein.

26 Section 4. The City Council further determines that approval and consent
27 hereby given is limited to approval and consent to a legal procedure allowing the
28 California Coastal Commission, to process the above referenced Application where

1 permitting would otherwise require both the City of Long Beach and the Coastal
2 Commission to consider Coastal Development Permit (CDP) applications. This is not
3 intended, and shall not be construed, deemed, or interpreted, to be an approval of any
4 required City entitlements or permits. Any such entitlement and permit determinations
5 shall remain in the discretion of the City. Consideration of such City entitlements shall
6 include, without limitation, all appropriate and required CEQA review by City.

7 Section 5. Public participation will not be substantially impaired by the
8 proposed consolidated review because: 1) the California Coastal Commission will hold a
9 duly noticed public hearing on the CDP application; and 2) Coastal Commission will
10 provide public notification of the public hearing when the CDP for the proposed project
11 will be considered.

12 Section 6. Pursuant to Public Resources Code Section 30601.3, the City
13 Council hereby consents to the processing of a consolidated CDP for the proposed
14 project as is more fully described in the City Council Staff Report and the aforementioned
15 permit Application submitted to the City on or about June 16, 2014.

16 Section 7. This resolution shall take effect immediately upon its adoption
17 by the City Council, and the City Clerk shall certify the vote adopting this resolution.

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I hereby certify that the foregoing resolution was adopted by the City Council of the City of Long Beach at its meeting of July 1, 2014, by the following vote:

Ayes: Councilmembers: Lowenthal, DeLong, O'Donnell,
Austin, Neal.

Noes: Councilmembers: None.

Absent: Councilmembers: Garcia, Schipske, Andrews, Johnson.

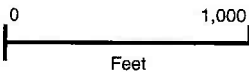
City Clerk

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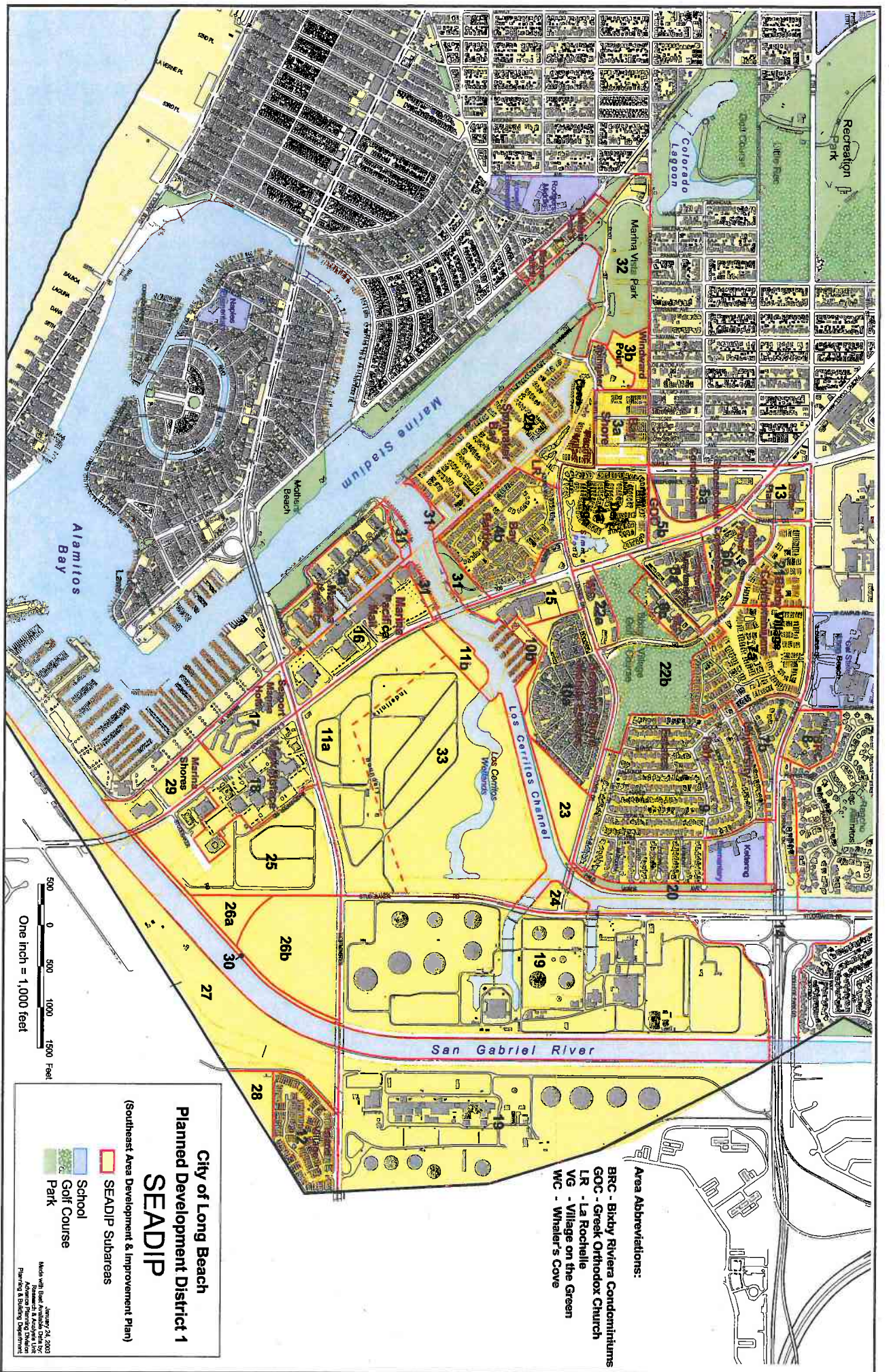
Wetlands Ownership Pattern

Exhibit A



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City of Long Beach
Planned Development District 1
SEADIP
 (Southeast Area Development & Improvement Plan)

SEADIP Subareas
 School
 Golf Course
 Park

January 24, 2000
 Made with Base Aerials from USGS
 Aerials from the City of Long Beach
 Planning & Building Department

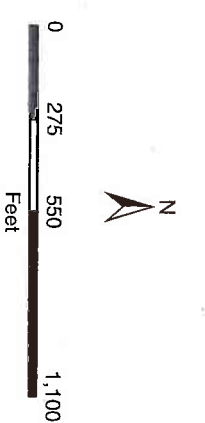
Area Abbreviations:
 BRC - Bixby Riviera Condominiums
 GOC - Greek Orthodox Church
 LR - La Rochelle
 VG - Village on the Green
 WC - Whaler's Cove

Exhibit B



Legend

- Mitigation Bank Boundary
- Non-Mitigation (Roads, Oil Operation, etc.)
- Alkali Meadow
- Coastal Sage Scrub
- Coastal Saltmarsh
- Coastal Saltmarsh/Mudflat
- Freshwater Marsh
- Mulletai Scrub
- Saltbush Scrub
- Sycamore/Elderberry Woodland
- Tidal Creek/Mudflat
- Trail (Phase 1)
- Trail (Phase 2)
- Chain Link Exclusion Fence



Source: Esri, DigitalGlobe, GeoEye, Earthstar (USA), USGS, AeroGRID, IGN, GEBCO, Swisstopo, and the GIS User Community

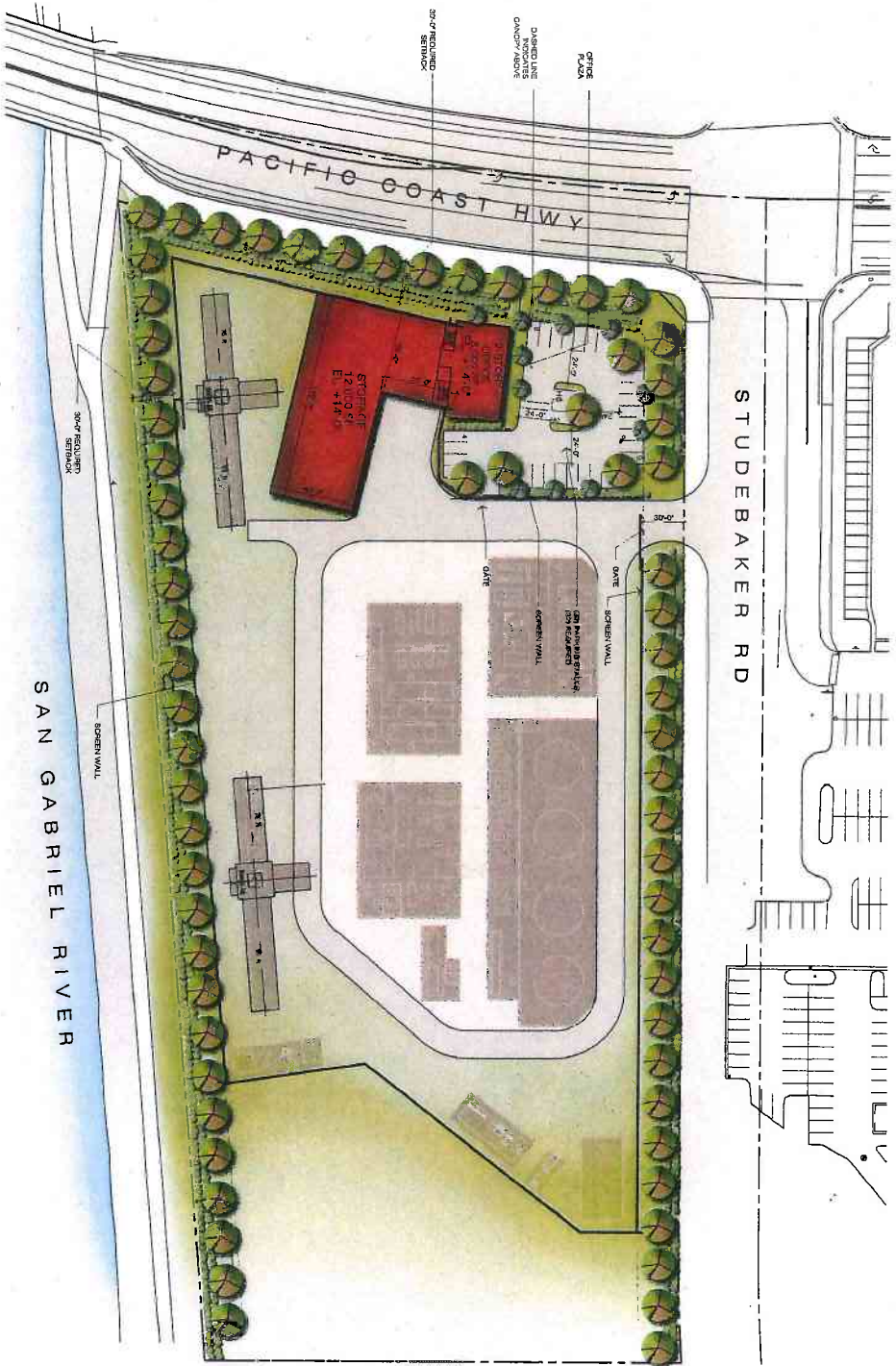
**LOS CERRITOS WETLANDS
MITIGATION BANK**

GLENN LUKOS ASSOCIATES



X:\0883 THE MCB\111032-02\MKT

Exhibit C



PACIFIC COAST HIGHWAY + STUDEBAKER ROAD
 LONG BEACH, CALIFORNIA



CONCEPT SITE PLAN

LYON COMMUNITIES
 4001 BIRCH STREET, NEWPORT BEACH, CA 92660

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 2525 Wilshire Blvd., Suite 1000, Los Angeles, CA 90061
 310.277.8866
 withee@malcolmad.com
 MALCOLM STREETS
 DATE: 02.26.2014





CONCEPTUAL PERSPECTIVE
LOOKING NORTH ON PCH

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DATE: 03.23.2014





PACIFIC COAST HIGHWAY + STUDEBAKER ROAD
LONG BEACH, CALIFORNIA

CONCEPTUAL PERSPECTIVE
LOOKING SOUTH ON PCH

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MALCOLM ARCHITECTS
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