



# CITY OF LONG BEACH

DEPARTMENT OF PLANNING AND BUILDING

# R-28

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August 24, 2004

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

**SUBJECT:** Second Amendment to Agreement No. 28404 with EIP Associates, to Provide Services to Update the Land Use Element of the City's General Plan (Citywide)

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## DISCUSSION

On September 17, 2002, the City Council approved an agreement with EIP Associates to provide services to update the Land Use Element of the General Plan (attachment). The General Plan is a State-mandated document which serves as a comprehensive guide for the physical development of the City. The Land Use Element serves as the central framework for the entire General Plan and is intended to correlate all land use decisions with a set of coherent development policies and programs.

Over the last eighteen months, the Department of Planning and Building staff has been working with community stakeholders to update the City's Land Use and Mobility Elements of the General Plan. Since staff has been committed to an open and inclusive update process, it was anticipated that there would be a need to update the Consultant's Agreement to achieve this expanded service. The Department has previously recommended, and obtained, an extension of the contract duration, and has more recently identified additional funds that can be used to cover the cost of additional public outreach.

This proposed amendment to the agreement would enhance the public participation component of the General Plan Update. Staff has identified the following desired enhancements to the process:

- Convene the following community stakeholders for focus group meetings:
  - Developers, Architects & Lenders
  - Real Estate and Apartment Owners
  - Small Business and Small Business Associations
  - Large Business and Large Business Associations
  - Social Service Providers
  - Educational Providers;
- Provide additional advertising in all the local newspapers and expanded direct mailings to community stakeholders; and
- Produce additional public educational tools for methods of updating the Land Use and Mobility Elements.

HONORABLE MAYOR AND CITY COUNCIL

August 24, 2004

Page 2

In order to accomplish the above work, EIP and staff estimate an additional \$80,000 to be added to the EIP Agreement, amending it from a total cost of "not to exceed \$430,000" to "not to exceed \$510,000."

Funding for this additional \$80,000 comes from two sources: \$40,000 earmarked for the General Plan Update and included in the FY05 proposed budget; and \$40,000 from the Downtown Rebound Planning State Grant, which has been received by the Department. The State Grant is intended to allow the study of potential infill sites for housing and to explore the idea of converting underutilized existing commercial buildings to housing units. As the City is currently built-out, infill and adaptive reuse concepts are primary components of this General Plan Update. The Grant funds can therefore be added to the agreement to be spent on these needed studies.

This report was reviewed by Assistant City Attorney, Michael J. Mais on August 13, 2004 and Budget Management Officer, David Wodynski, on August 16, 2004.

#### TIMING CONSIDERATIONS

City Council action is requested on August 24, 2004, as State funds for the Downtown Rebound Grant project must be encumbered by September 30, 2004.

#### FISCAL IMPACT

The total cost of the amendment is \$80,000, of which \$40,000 will be funded by a Downtown Rebound Planning Grant in FY04 and \$40,000 from the General Fund in FY05.

IT IS RECOMMENDED THAT THE CITY COUNCIL:

Authorize the City Manager to execute an amendment to Agreement No. 28404 with EIP Associates, for an amount not to exceed \$510,000, and amend the scope of the Agreement to accomplish public participation enhancements in the preparation of the updated Land Use Element of the City's General Plan, and appropriate an additional \$40,000 for FY04 to the Planning and Building Department.

Respectfully submitted,



FADY MATTAR,

ACTING DIRECTOR OF PLANNING AND BUILDING

FM:AR:pg  
EIP Second Contract Amendment  
Attachment

APPROVED:



GERALD R. MILLER  
CITY MANAGER