

Midtown Specific Plan and EIR



Midtown Specific Plan and EIR
May 24, 2016

City Council

LONG BEACH
DEVELOPMENT SERVICES
BUILDING A BETTER LONG BEACH



PD-29 to Midtown Specific Plan

- Current zoning of LBB corridor between Anaheim and Wardlow contained within PD-29. Provides limited zoning and land use guidance.
- PD-29 established to spur redevelopment of underutilized sites. Allowed “through block” development to compensate for narrow depth of lots fronting LBB.
- Limited success – very little new development occurred.
- Midtown Specific Plan – partially funded through SCAG Compass Blueprint Grant program



EXISTING CONDITIONS

- Single-and multi-family residential uses, usually ½ block off commercial corridor
- Mix of underperforming commercial and service businesses (small lot sizes)
- Existing medical uses (Memorial, Miller Children's)
- Existing public facilities (Veteran's Park, Fellowship Park)
- Metro Light Rail a significant opportunity and barrier
- Lack of public infrastructure investment



EXISTING CONDITIONS



EXISTING CONDITIONS

EXISTING CONDITIONS



WHAT IS A SPECIFIC PLAN?

- Customized zoning established in State Planning and Zoning Law
- Consistent with AB 32, SB 375 and other recent planning legislation
- Focuses on guiding vision, quality design, and flexibility in development pattern (supports mixed-use).
- Greater clarity in development standards and design guidelines
- Allows the City to compete for grant funds and use development streamlining rules (Program EIR)





Specific Plan Boundary

- 2.5 miles centered on LBB
- Replaces PD-29
- 369 acres
- North: Wardlow Road
- South: Anaheim Street
- Includes Anaheim, PCH and Willow Metro stops

Plan Objectives

- Stimulate new investment
- Reduce auto dependence
- Improve bike/ped safety
- Promote sustainable building
- Promote active living
- Streamline future projects
- Leverage existing medical centers to create new employment and opportunity

GUIDING PRINCIPLES

- Enhanced Mobility and Complete Streets –
 - Add bike and ped improvements while protecting LBB's use as light rail and auto corridor
- Safety and Wellness –
 - Active and passive open spaces; increased pedestrian and bike safety
- A Sustainable Future –
 - Balance housing and job growth; decreasing reliance on autos
- Supporting Urban Amenities –
 - Public improvements stimulate private reinvestment
- Working with and for the Community

BIG IDEAS

- Concentrate development at Transit Nodes (“TOD”)
- Encourage multi-family residential projects at nodes
- Connect and improve the public realm
- Bike & pedestrian access, health, and safety
- Parks & public spaces
- Grow and support medical uses to promote innovation and job creation.



4 Land Use Districts

- Transit Node – support compact, transit oriented mixed-use and residential development
- Corridor – provides residential uses within walking distance to transit nodes
- Medical – supports Memorial's master campus planning efforts
- Open Space – identifies existing and new opportunities for parks and open space



Specific Development Standards

- Permitted/prohibited uses
- Building heights and residential density
- Building placement
- Setbacks and stepbacks
- Private open space standards
- Parking – off street parking; bicycle parking requirements
- Street sections – streetscape requirements and offsite improvements

PUBLIC OUTREACH

Who we heard from...

- Community organizations (i.e., Centro Shalom, Long Beach Central Area Council)
- Service Organizations (i.e., LB Rescue Mission)
- Design professionals
- Investors/Developers (i.e., Meta Housing Corp.,
- Educators (LBUSD, Hancock University)
- Medical Campuses (i.e., LB Memorial, Miller Children's Hospital, St. Mary Medical Center, Pacific Hospital)
- Businesses
- Misc. Stakeholders (i.e., LA County Metro, Urban Village residents)



PUBLIC OUTREACH

What we heard...

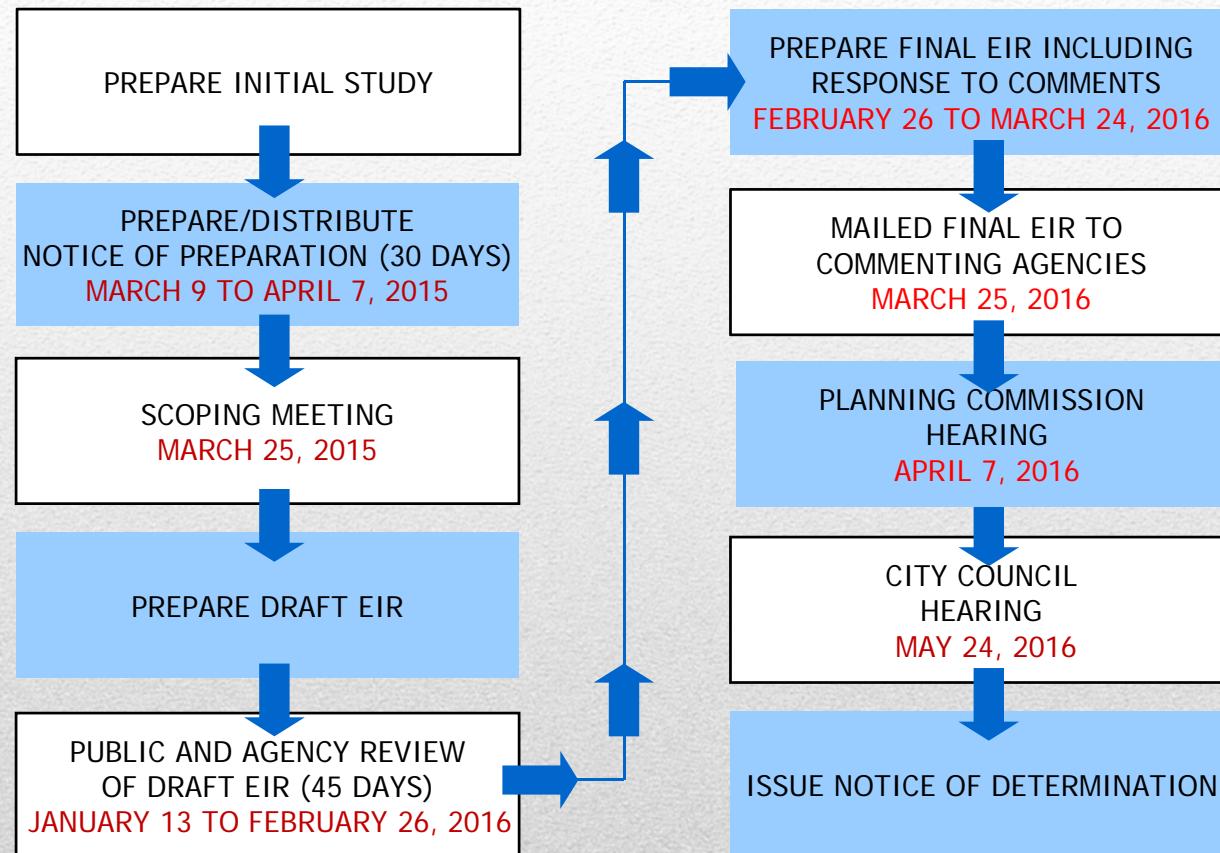
- Reduce impacts of the street width
- Enhance the pedestrian environment
- Improve bicycle access
- Make it a street worth its namesake
- More park space throughout midtown
- Show progress on innovative ideas



What would I change in Midtown?

- Keep the community involved
- Live, work, and play in Midtown
- Leverage the medical center
- Make Midtown safer

OVERVIEW OF THE CEQA PROCESS



ISSUES ANALYZED IN THE PROGRAM EIR

- ✓ Aesthetics
- ✓ Air Quality
- ✓ Cultural Resources
- ✓ Geology and Soils
- ✓ Greenhous Gas Emissions
- ✓ Hazards and Hazardous Materials
- ✓ Hydrology and Water Quality
- ✓ Land Use and Planning
- ✓ Noise (temporary)
- ✓ Population and Housing
- ✓ Public Services
- ✓ Recreation
- ✓ Transportation and Traffic
- ✓ Utilities and Service Systems

ISSUES FOUND TO BE LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED

- ✓ **Air Quality:** expose sensitive receptors to substantial pollutant concentrations)
- ✓ **Cultural Resources:** historic resources
- ✓ **Hazards and Hazardous Materials:** significant hazard to the public or the environment form the release of hazardous materials; hazardous emissions impacts to existing or proposed schools; located on a site which is included on a list of hazardous materials
- ✓ **Land Use and Planning:** conflict with any applicable land use plan, policy, or regulation
- ✓ **Noise:** construction vibration; substantial permanent increase in ambient noise levels; exposure of persons to or generation of noise levels in excess of established standards
- ✓ **Transportation and Traffic:** conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit
- ✓ **Utilities and Service Systems:** wastewater treatment capacity and facilities

ISSUES FOUND TO BE SIGNIFICANT AND UNAVOIDABLE

- ✓ **Air Quality**: air quality management plan compliance; air quality management district thresholds; construction-related criteria air pollutants; exposure of sensitive receptors to elevated concentrations of air pollutants
- ✓ **Greenhouse Gas Emissions**: long-term operational emissions
- ✓ **Noise**: temporary construction noise

ALTERNATIVES CONSIDERED IN THE PROGRAM EIR

- ✓ **No Project/No Development Alternative**
- ✓ **No Project/Existing Zoning Alternative**
- ✓ **Reduced Intensity/Density Alternative**
- ✓ **Residential Focus Alternative**
 - Environmentally Superior Alternative
 - Reduces environmental impacts while meeting most of the project objectives

FINAL EIR/RESPONSE TO COMMENTS

- ✓ **Commenting Agencies:** The following agencies submitted comment letters on the Draft EIR. Responses to each comment letter were provided in the Final EIR, which a copy was sent to each of the commenting agencies a minimum of 10 days prior to the Planning Commission hearing of April 7, 2016.
 - California Department of Transportation
 - Long Beach Unified School District
 - Los Angeles County Metropolitan Transportation Authority
 - County Sanitation Districts of Los Angeles County



STATEMENT OF OVERRIDING CONSIDERATIONS

- ✓ **CEQA Requirement:** CEQA requires decision makers to balance the benefits of the Proposed Project against its unavoidable environmental risks when determining whether to approve the project. If the benefits of the project outweigh the unavoidable adverse effects, those effects may be considered "acceptable". CEQA requires the agency to support, in writing, the specific reasons for considering a project acceptable when significant impacts are infeasible to mitigate. The agency's statement is referred to as a Statement of Overriding Considerations

- ✓ **Consideration in Support of the Statement of Overriding Considerations**
 - Implements Guiding Principles and Objectives Established for the Project
 - Implements Specific Goals and Policies of the Long Beach General Plan
 - Consistent with the Sustainable Communities Strategy
 - Provides for Needed Jobs and Housing
 - Improves Quality of Life and the Physical Environment
 - Provides for Public Improvements and Infrastructure



LONG BEACH
DEVELOPMENT SERVICES
BUILDING A BETTER LONG BEACH



