



CITY OF LONG BEACH

R-24

THE CITY PLANNING COMMISSION

333 West Ocean Boulevard • Long Beach, CA 90802 • (562) 570-7713 FAX (562) 570-6068

August 14, 2007

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Adopt the attached Resolution certifying the 2006-2007 Local Development Report and its conformance with the State-Mandated Congestion Management Program, and request the City Manager to submit the Local Development Report to the Metropolitan Transportation Authority. (Citywide)

DISCUSSION

The Congestion Management Program (CMP) is a State-Mandated program created to address the negative impacts of increasing urban traffic congestion on the State's economic vitality and quality of life. The CMP statute became effective with voter approval of Proposition 111 in June 1990. This statute links local land use decisions with their impacts on regional transportation and air quality, and develops a partnership among transportation planning decision-makers, on devising appropriate transportation solutions that include all modes of travel.

In the past, compliance with the CMP was demonstrated by an annual Local Implementation Report which calculates "debits" when issuing new building permits, and "credits" when implementing strategies that improve transportation and reduce traffic congestion. However, in August 2003, the MTA Board authorized a Nexus Study to explore the feasibility of implementing a congestion mitigation fee to meet the CMP mandate. While this study is underway, the CMP point system has been suspended.

Nevertheless, the City is still required to certify and report building permit data. In that regard, the Department of Planning and Building has prepared the Local Development Report (LDR) for the reporting year 2006-2007 (Attachment A).

On July 5, 2007, the Planning Commission unanimously recommended that the City Council approve the resolution certifying the 2006-2007 Local Development Report and its conformance with the Congestion Management Program. The Planning Commission Staff Report is included for your reference (Attachment B).

Assistant City Attorney Michael J. Mais reviewed this letter and the 2006-2007 Local Development Report, and prepared the attached resolution on August 1, 2007.

TIMING CONSIDERATIONS

The 2006-2007 Local Development Report must be certified by the City Council and submitted to the Metropolitan Transportation Authority by September 1, 2007.

FISCAL IMPACT

Failure to adopt a resolution certifying the 2006-2007 Local Development Report and submittal to the Metropolitan Transportation Authority can result in the loss of state and federal transportation monies.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,

LESLIE GENTILE, CHAIR
CITY PLANNING COMMISSION

By:



SUZANNE FRICK
DIRECTOR OF PLANNING AND BUILDING

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Attachments:

- A. Local Development Report 2005-2006: Congestion Management Program
- B. Planning Commission Staff Report
Resolution

2007 CMP Local Development Report

Reporting Period: JUNE 1, 2006 - MAY 31, 2007

Contact: **Ira Brown**

Phone Number: (562) 570-5972

**CONGESTION MANAGEMENT PROGRAM
FOR LOS ANGELES COUNTY**

2007 DEFICIENCY PLAN SUMMARY¹

*** IMPORTANT: All "#value!" cells on this page are automatically calculated.
Please do not enter data in these cells.**

DEVELOPMENT TOTALS

RESIDENTIAL DEVELOPMENT ACTIVITY

Dwelling Units

Single Family Residential	0.00
Multi-Family Residential	162.00
Group Quarters	0.00

COMMERCIAL DEVELOPMENT ACTIVITY

1,000 Net Sq.Ft.²

Commercial (less than 300,000 sq.ft.)	(36.82)
Commercial (300,000 sq.ft. or more)	0.00
Freestanding Eating & Drinking	0.00

NON-RETAIL DEVELOPMENT ACTIVITY

1,000 Net Sq.Ft.²

Lodging	(3.06)
Industrial	8.46
Office (less than 50,000 sq.ft.)	34.45
Office (50,000-299,999 sq.ft.)	0.00
Office (300,000 sq.ft. or more)	0.00
Medical	8.49
Government	0.00
Institutional/Educational	(12.96)
University (# of students)	0.00

OTHER DEVELOPMENT ACTIVITY

Daily Trips

ENTER IF APPLICABLE	0.00
ENTER IF APPLICABLE	0.00

EXEMPTED DEVELOPMENT TOTALS

Exempted Dwelling Units	59
Exempted Non-residential sq. ft. (in 1,000s)	0

1. Note: Please change dates on this form for later years.

2. Net square feet is the difference between new development and adjustments entered on pages 2 and 3.

City of Long Beach

Date Prepared: June 26, 2007

2007 CMP Local Development Report

Reporting Period: JUNE 1, 2006 - MAY 31, 2007

Enter data for all cells labeled "Enter." If there are no data for that category, enter "0."

PART 1: NEW DEVELOPMENT ACTIVITY**RESIDENTIAL DEVELOPMENT ACTIVITY**

Category	Dwelling Units
Single Family Residential	69.00
Multi-Family Residential	196.00
Group Quarters	0.00

COMMERCIAL DEVELOPMENT ACTIVITY

Category	1,000 Gross Square Feet
Commercial (less than 300,000 sq.ft.)	28.10
Commercial (300,000 sq.ft. or more)	0.00
Freestanding Eating & Drinking	0.00

NON-RETAIL DEVELOPMENT ACTIVITY

Category	1,000 Gross Square Feet
Lodging	0.00
Industrial	8.46
Office (less than 50,000 sq.ft.)	34.45
Office (50,000-299,999 sq.ft.)	0.00
Office (300,000 sq.ft. or more)	0.00
Medical	8.49
Government	0.00
Institutional/Educational	1.19
University (# of students)	0.00

OTHER DEVELOPMENT ACTIVITY

Description (Attach additional sheets if necessary)	Daily Trips (Enter "0" if none)
ENTER IF APPLICABLE	0.00
ENTER IF APPLICABLE	0.00

City of Long Beach

Date Prepared: June 26, 2007

2007 CMP Local Development Report

Reporting Period: JUNE 1, 2006 - MAY 31, 2007

Enter data for all cells labeled "Enter." If there are no data for that category, enter "0."

PART 2: NEW DEVELOPMENT ADJUSTMENTS

IMPORTANT: Adjustments may be claimed only for 1) development permits that were both issued and revoked, expired or withdrawn during the reporting period, and 2) demolition of any structure with the reporting period.

RESIDENTIAL DEVELOPMENT ADJUSTMENTS

Category	Dwelling Units
Single Family Residential	69.00
Multi-Family Residential	34.00
Group Quarters	0.00

COMMERCIAL DEVELOPMENT ACTIVITY

Category	1,000 Gross Square Feet
Commercial (less than 300,000 sq.ft.)	64.92
Commercial (300,000 sq.ft. or more)	0.00
Freestanding Eating & Drinking	0.00

NON-RETAIL DEVELOPMENT ACTIVITY

Category	1,000 Gross Square Feet
Lodging	3.06
Industrial	0.00
Office (less than 50,000 sq.ft.)	0.00
Office (50,000-299,999 sq.ft.)	0.00
Office (300,000 sq.ft. or more)	0.00
Medical	0.00
Government	0.00
Institutional/Educational	14.15
University (# of students)	0.00

OTHER DEVELOPMENT ACTIVITY

Description (Attach additional sheets if necessary)	Daily Trips (Enter "0" if none)
ENTER IF APPLICABLE	0.00
ENTER IF APPLICABLE	0.00

2007 CMP Local Development Report

Reporting Period: JUNE 1, 2006 - MAY 31, 2007

Enter data for all cells labeled "Enter." If there are no data for that category, enter "0."

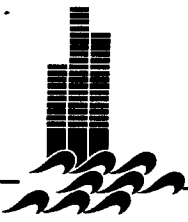
PART 3: EXEMPTED DEVELOPMENT ACTIVITY

(NOT INCLUDED IN NEW DEVELOPMENT ACTIVITY TOTALS)

Low/Very Low Income Housing	59	Dwelling Units
High Density Residential Near Rail Stations	0	Dwelling Units
Mixed Use Developments Near Rail Stations	0	1,000 Gross Square Feet
	0	Dwelling Units
Development Agreements Entered into Prior to July 10, 1989	0	1,000 Gross Square Feet
	0	Dwelling Units
Reconstruction of Buildings Damaged in April 1992 Civil Unrest	0	1,000 Gross Square Feet
	0	Dwelling Units
Reconstruction of Buildings Damaged in Jan. 1994 Earthquake	0	1,000 Gross Square Feet
	0	Dwelling Units
Total Dwelling Units	59	
Total Non-residential sq. ft. (in 1,000s)	0	

Exempted Development Definitions:

1. Low/Very Low Income Housing: As defined by the California Department of Housing and Community Development as follows:
 - Low-Income: equal to or less than 80% of the County median income, with adjustments for family size.
 - Very Low-Income: equal to or less than 50% of the County median income, with adjustments for family size.
2. High Density Residential Near Rail Stations: Development located within 1/4 mile of a fixed rail passenger station and that is equal to or greater than 120 percent of the maximum residential density allowed under the local general plan and zoning ordinance. A project providing a minimum of 75 dwelling units per acre is automatically considered high density.
3. Mixed Uses Near Rail Stations: Mixed-use development located within 1/4 mile of a fixed rail passenger station, if more than half of the land area, or floor area, of the mixed use development is used for high density residential housing.
4. Development Agreements: Projects that entered into a development agreement (as specified under Section 65864 of the California Government Code) with a local jurisdiction prior to July 10, 1989.
5. Reconstruction or replacement of any residential or non-residential structure which is damaged or destroyed, to the extent of > or = to 50% of its reasonable value, by fire, flood, earthquake or other similar calamity.
6. Any project of a federal, state or county agency that is exempt from local jurisdiction zoning regulations and where the local jurisdiction is precluded from exercising any approval/disapproval authority. These locally precluded projects do not have to be reported in the LDR.



CITY OF LONG BEACH

DEPARTMENT OF PLANNING AND BUILDING

333 West Ocean Boulevard • Long Beach, CA 90802 • (562) 570-5972 FAX (562) 570-6068

ADVANCE PLANNING

July 5, 2007

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

SUBJECT: The 2006-2007 Local Development Report and its Conformance with
the 2006 Congestion Management Program.

LOCATION: Citywide

APPLICANT: City of Long Beach

RECOMMENDATION

Recommend that the City Council adopt a resolution self-certifying the Local Development Report and its conformance with the Congestion Management Program.

BACKGROUND

Public concern over the impacts of traffic congestion and air pollution on the state's economic vitality and quality of life contributed to the passage of Proposition 111 in 1990. Proposition 111 instituted the Congestion Management Program (CMP) and an increase in State gas tax for traffic reduction measures. The intent of this State-mandated program (§65088 et seq.) is to address the impacts of local growth on the regional transportation system. The CMP comprises two main program areas: 1) traffic and building permit data collection and analysis and 2) action plans to reduce traffic congestion on regional highways and corridors.

Traffic congestion is in part the result of intra-regional travel; as a result, the ability of one city to address traffic congestion within its jurisdiction is limited. Land use and transportation planning is divided among 89 jurisdictions in Los Angeles County. The CMP encourages cities and counties to address traffic congestion on a regional scale. By utilizing a regional approach, the CMP seeks to maximize the effectiveness of local efforts to reduce traffic congestion and air pollution. The Metropolitan Transportation Authority (MTA), which administers the CMP in Los Angeles County, uses the traffic and building permit data collected from cities and the County to create a "snapshot" of how the County's

highways and roadways operate as a system. This understanding of regional traffic congestion and its relationship with local growth and transportation improvements aids cities and the County in selecting the best mix of projects and strategies to reduce traffic congestion.

In addition, the CMP requires cities and counties to offset a portion of the impact that their new development has on regional mobility by implementing transportation improvements. Previously, cities and the County demonstrated compliance with the CMP by a point system – by tracking debits from new developments and credits from capital improvements and strategies to reduce traffic congestion – where cities and the County must have a positive balance of credits over debits to maintain CMP conformance and to ensure receipt of Proposition 111 State gas tax funds.

However, in August 2003, the MTA Board authorized a Nexus Study to explore the feasibility of implementing a congestion mitigation fee to meet CMP Deficiency Plan requirements. While this study is underway, the CMP point system has been suspended. Nevertheless, the City is still required to certify and report building permit data.

In that regard, the Department of Planning and Building has prepared the Local Development Report (LDR) for the reporting year 2006-2007 (see Attachment A). The LDR is organized into three parts: New Development Activities, New Development Adjustments (i.e., demolition activity) and Exempt Development Activity. The major projects that were permitted during this reporting period include: 22 townhouses at 1500 Pine Avenue (Neo Zoe at Pine), 62 Condominium units at 200 East Broadway (Lennar) and 82 Condominium units at 350 Long Beach Boulevard. During this reporting period there were no significant demolition permits issued. The only exempt development activity the City is reporting are the 59 units relating to Phase III of the Villages at Cabrillo Master Plan. Most of the new housing growth are multi-family dwelling units clustered in the downtown. As a result, in relation to the Congestion Management Program, most of the new vehicle trips are being generated in the downtown. Residential and commercial building permits, however, have remained relatively unchanged for this reporting period.

The report must be certified by the City Council and submitted to the Metropolitan Transportation Authority by September 1, 2007.

GENERAL PLAN CONSISTENCY

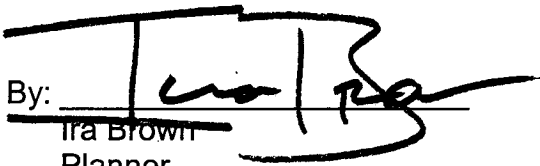
The proposed 2006-2007 Local Development Report (LDR) of the Congestion Management Plan (CMP) is consistent with the goals and policies of the General Plan. The Congestion Management Program is intended to allow for growth balanced with transportation improvements that will mitigate traffic impacts. Traffic improvements attract businesses while improving the quality of life for residents. These efforts are consistent with the growth management and economic development goals of the General Plan.

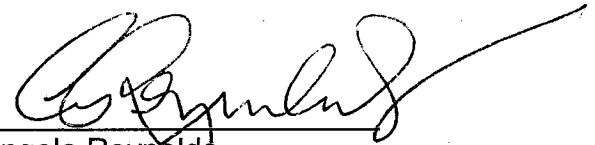
IT IS RECOMMENDED THAT THE PLANNING COMMISSION

Recommend that the City Council adopt a resolution self-certifying the Local Development Report and its conformance with the Congestion Management Program.

Respectfully submitted,

SUZANNE FRICK
DIRECTOR OF PLANNING AND BUILDING

By: 
Ira Brown
Planner

Approved: 
Angela Reynolds
Comprehensive Planning Officer

SF:AR:IB
2007 CMP Letter.doc

Attachment:

1. Local Development Report 2006-2007: Congestion Management Program

OFFICE OF THE CITY ATTORNEY
ROBERT E. SHANNON, City Attorney
333 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802-4664

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RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF LONG BEACH FINDING THE CITY OF LONG
BEACH TO BE IN CONFORMANCE WITH THE
CONGESTION MANAGEMENT PROGRAM (CMP) AND
ADOPTING THE CMP LOCAL DEVELOPMENT REPORT, IN
ACCORDANCE WITH CALIFORNIA GOVERNMENT CODE
SECTION 65089

WHEREAS, California Government Code §65088, et seq., requires the Los Angeles County Metropolitan Transportation Authority ("LACMTA"), acting as the Congestion Management Agency for Los Angeles County, to annually determine that the County and cities within the County are conforming to all Congestion Management Plan (CMP) requirements; and

WHEREAS, LACMTA requires submittal of the CMP Local Development Report by September 1 of each year; and

WHEREAS, the City Council held a noticed public hearing on August 14, 2007;

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

Section 1. That the City of Long Beach (City) has taken all of the following actions, and that the City is in conformance with all applicable requirements of the 2004 CMP adopted by the LACMTA on July 22, 2004.

By June 15, of odd-numbered years, the City will conduct annual traffic counts and calculated levels of service for selected arterial intersections, consistent with the requirements identified in the CMP Highway and Roadway System chapter.

The City has locally adopted and continues to implement a transportation

1 demand management ordinance, consistent with the minimum requirements identified in
2 the CMP Transportation Demand Management chapter.

3 The City has locally adopted and continues to implement a land use
4 analysis program, consistent with the minimum requirements identified in the CMP Land
5 Use Analysis Program chapter.

6 The City has adopted a Local Development Report, attached hereto and
7 made a part hereof, consistent with the requirements identified in the 2004 CMP. This
8 report balances traffic congestion impacts due to growth within the City with
9 transportation improvements, and demonstrates that the City is meeting its
10 responsibilities under the Countywide Deficiency Plan consistent with the LACMTA Board
11 adopted 2003 Short Range Transportation Plan.

12 Sec. 2. The Director of Planning and Building is hereby directed to forward
13 a copy of this Resolution to the Los Angeles County Metropolitan Transportation
14 Authority.

15 Sec. 3. This resolution shall take effect immediately upon its adoption by
16 the City Council, and the City Clerk shall certify the vote adopting this resolution.

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OFFICE OF THE CITY ATTORNEY
ROBERT E. SHANNON, City Attorney
333 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802-4664

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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 _____, 2007, by the following vote:

Ayes: Councilmembers: _____

Noes: Councilmembers: _____

Absent: Councilmembers: _____

City Clerk

MJM:KJM 7/26/07