**CITY OF LONG BEACH****BH-21.20**

DEPARTMENT OF PLANNING AND BUILDING

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ADVANCE PLANNING

**CONSENT CALENDAR**

September 2, 2004

CHAIR AND PLANNING COMMISSIONERS  
City of Long Beach  
California

SUBJECT: Finding of Conformity with the *General Plan* for the Proposed Fiscal Year 2005 Capital Improvement Plan

LOCATION: Citywide

APPLICANT: City of Long Beach

**RECOMMENDATION**

- 1) Find the proposed projects listed in the Proposed Fiscal Year 2005 Capital Improvement Plan in conformity with the *General Plan*;
- 2) Report that any project for which a final site has not yet been selected or project specifics have not been developed should be returned to the Planning Commission for review; and
- 3) Report these findings to the City Council.

**BACKGROUND**

The Long Beach City Charter, Section 1002(e), confers to the Planning Commission the duty "to review the City's long range Capital Improvement Plan (CIP) to ensure that it is consistent with the City's *General Plan*." The intent of this section is to ensure that the *General Plan* directs all land use decisions and remains an effective tool for managing resources and projects. Specific project proposals in the CIP must be found to conform to the maps and policies of the *General Plan*; otherwise, an application should be filed to amend the *General Plan* to reflect the new City priorities and policies.

The Proposed Fiscal Year 2005 Capital Improvement Plan (Attachment A) was referred by the City Council on August 17, 2003 to the Planning Commission for review of its consistency with the *General Plan*. The Long Beach City Council intends to consider the Planning Commission's recommendations and take action on the proposed Fiscal

Year 2005 Capital Improvement Program at the September 7, 2004 City Council public hearing.

The Capital Improvement Program Subcommittee (CIP Committee) was responsible for developing the Proposed Fiscal Year 2005 Capital Improvement Plan. This interdepartmental committee was composed of senior managers from Community Development; Financial Management; Fire; Parks, Recreation and Marine; Police; and Public Works. The framework, for identifying which capital projects would best meet anticipated demands, was informed by the City's Three-Year Financial Strategy Plan. The result is \$32.5 million in new capital investment for fiscal year 2005.

The Proposed Fiscal Year 2005 Capital Improvement Plan is divided into twelve major sections according to the category of capital investment: Airport; Community Development; Marinas, Beaches and Waterways; Parks and Recreation; Public Facilities; Storm Drains; Street Rehabilitation; Transportation Enhancements; Long Beach Energy; and Parks, Recreation and Marina. The Harbor and Water Departments develop a separate CIP and report to an independent commission, but are included here for informational purposes. Beginning in Fiscal Year 2003, the Parks, Recreation and Marine Department began administering some of its own CIP projects. For each major section, there is a list of programs. For each program receiving new funding allocations, there is a narrative description of the projects. Moreover, projects with estimated construction costs of over \$1 million are itemized in the Highlighted Project section.

As in past years, the majority of the programs are traditional maintenance and repair activities for the City's diverse infrastructure and have been previously reviewed by the Planning Commission. Ten new projects that have not been previously reviewed by the Planning Commission and are the subject bulk of the discussion in Attachment C.

The CIP addresses a one-year timeframe and a Facilities Assessment Survey. The one-year budget details information for each program receiving new funding allocations for the FY 05 budget. The one-year budget also includes carryover funded projects, which accounts for the bulk of the programs. The conformance finding relates only to the new budget items because carryover funded projects were previously found to be consistent with the *General Plan*. The Facilities Assessment Survey prioritizes needed facility improvements and projected repair costs. The Facilities Assessment Survey is intended to serve as a fiscal planning tool for future CIPs. The items in the Facilities Assessment Survey should be reviewed for consistency, once the listed projects mature to the one-year budget.

### **GENERAL PLAN CONSISTENCY FINDINGS**

The Department of Planning and Building has reviewed the Proposed Fiscal Year 2005 Capital Improvement Plan for consistency with the *General Plan*. The *General Plan* consists of eleven elements: Land Use, Open Space, Transportation, Noise, Scenic Routes, Conservation, Local Coastal Program, Housing, Air Quality, Public Safety, and Seismic Safety. Each element of the *General Plan* carries the same authority concerning land use issues.

None of the projects in the CIP are found to be inconsistent with the goals and policies of the City's *General Plan*. However, several project proposals will need further *General Plan* conformity review, when sites are selected or project specifics are developed.

The Land Use Element provides the most specific test for *General Plan* consistency. The guidelines for the CIP consistency test instruct that:

Capital Improvement Plan/Program are [*sic*] "consistent" when they conform, explicitly or implicitly, to the land use district policies or other policies of the Land Use Element or other elements of the *General Plan*. All CIP projects which are intended to maintain/preserve the infrastructure and other capital investments in Long Beach are held to be "consistent" with the policies of the Plan. Proposals for new infrastructure or capital projects shall be examined for consistency on the basis of their ability to implement the goals of the Plan.

In other words, maintenance and repair of existing facilities should be found to be consistent with the Land Use Element of the *General Plan*. Most of the projects listed in the Proposed Fiscal Year 2005 Capital Improvement Program fall into this category. Capital projects involving new construction of buildings require a determination of consistency with regards to both the maps and policies of the *General Plan*. However, the Land Use Element acknowledges:

the need for...neighborhood-serving land uses and explicitly makes provision for them without necessity of amending this plan, as long as each proposal...conforms to the development/preservation policies of the neighborhood into which it is to be introduced. If proposals of this nature meet the criteria set forth above, they shall be deemed consistent with the plans.

The Land Use Element includes the fifteen goals and objectives from the *Long Beach 2000: The Strategic Plan* for setting a determined course for Long Beach. These goals and objectives are itemized in Appendix B. An analysis of the consistency of each new budgeted item with these broad goals and objectives and other relevant elements of the *General Plan* is provided in Attachment C. Previous *General Plan* findings are also reiterated for informational purposes.

## **ENVIRONMENTAL REVIEW**

In accordance with the guidelines for implementing the California Environmental Quality Act (CEQA), it has been determined that this action is exempt from environmental review. As a result, Categorical Exemption 431-04 was issued (see Attachment D).

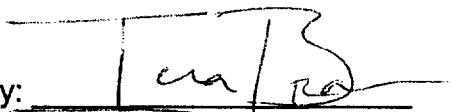
### **IT IS RECOMMENDED THAT THE PLANNING COMMISSION:**

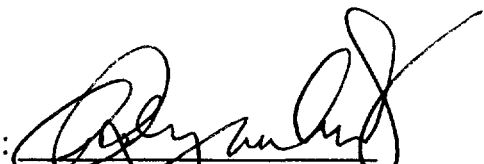
- 1) Find the proposed projects listed in the Proposed Fiscal Year 2005 Capital Improvement Plan in conformity with the *General Plan*;

- 2) Report that any project for which a final site has not yet been selected should be returned to the Planning Commission for review;
- 3) Report these findings to the City Council.

Respectfully submitted,

Fady Mattar  
Acting Director of Planning and Building

By:   
Ira Brown  
Planner

Approved:   
Angela Reynolds  
Advance Planner Officer

FM: AR: IB

Attachments:

- a) Fiscal Year 2005 Capital Improvement Program
- b) *General Plan* Goals
- c) *General Plan* Findings for Fiscal Year 2005 CIP Improvement Program
- d) Categorical Exemption

**Attachment A:  
Proposed Fiscal Year 2005 Capital Improvement Program**

**Please contact Ira Brown at (562) 570-5972 to review a copy of the  
Proposed Fiscal Year 2005 Capital Improvement Program**

## GENERAL PLAN GOALS FOR THE YEAR 2000

**Managed Growth:** Long Beach accepts the population and economic growth anticipated through the year 2000, and intends to guide that growth to have an overall beneficial impact upon the City's quality of life.

**Economic Development:** Long Beach will pursue economic development, which focuses upon international trade, while maintaining and expanding its historic economic strengths in aerospace, biomedicine and tourism.

**Downtown Revitalization:** Long Beach will build its downtown into a multi-purpose activity center of regional significance, emphasizing a quality physical environment, a pedestrian focus, and a wide variety of activities and architectural styles.

**New Housing Construction:** Long Beach encourages the development of 24,000 new housing units through the year 2000, with emphasis upon filling the gaps which exist or are anticipated in certain sectors of the City's housing market. In the immediate future, such emphasis should be upon for-sale housing for first-time homebuyers and upon upscale residential development in and around the downtown area.

**Affordable Housing:** Long Beach views its existing housing stock as its greatest resource of affordable housing, and will stimulate and support continued maintenance and reinvestment in that housing stock. It will take advantage of every available state and federal program to make its housing affordable to its population, but it will not sacrifice long-term quality for short-term affordability in rehabilitated housing.

**Neighborhood Emphasis:** Long Beach recognizes the strong neighborhood to be the essential building block of a citywide quality living environment, and will assist and support citizen efforts to maintain and strengthen their neighborhoods.

**Quality Services:** Long Beach will emphasize quality in the provision of services to its residents and businesses and will strive to make public services readily accessible to all citizens.

**Citizen Opportunity:** Long Beach finds strength in the increasing diversity of its population, and will seek to ensure that opportunities are available to our new citizens to fully participate in the community and to achieve their personal goals.

**Quality Education:** Long Beach recognizes that quality education is a key ingredient in building a successful community through the year 2000 and it will foster community-wide support of education on all levels and for all age groups.

**Facilities Maintenance:** Long Beach will maintain its physical facilities and public rights-of-way at a high level of functional and aesthetic quality, manifesting the pride of

the citizens in their City and ensuring that future generations need not bear the burden of deferred maintenance.

**Adequate Water Supply:** Long Beach will continue to take the actions that are necessary to preserve an adequate supply of water for domestic, commercial and industrial purposes.

**Functional Transportation:** Long Beach will maintain or improve the current ability to move people and goods to and from development centers while preserving and protecting residential neighborhoods.

**Art and Culture Support:** Long Beach recognizes art and culture to be necessary ingredients of a quality living environment, and will create and support mechanisms through which private individuals and organizations can expand cultural opportunities for all residents.

**Citizen Participation:** Long Beach will pursue increased opportunities for citizen participation in public decision-making, and will encourage voluntary efforts to provide and improve local facilities and services.

**Financial Stability:** Long Beach will make efforts necessary to maintain stable local government financing; to identify and to prioritize existing and potential financing resources; and to make those fiscal allocations required to meet the goals which have been established through the strategic planning process.

## **General Plan Findings for Fiscal Year 2005 Capital Improvement Program**

The Fiscal Year 2005 Capital Improvement Program is divided into 12 major sections according to the category of capital investment. Each broad category of investment contains programs. The Index Page of each category of investment lists only programs that received new funding allocations and those programs have a narrative description of each project. The Highlighted Project section summarizes projects with estimated construction costs of over \$1 million. Each new program in the CIP is reviewed for conformance with goals and objectives of the *General Plan* and relevant elements of the *General Plan*. Previous *General Plan* findings were also included for informational purposes. Please reference Appendix B for a description of each goal and objective.

### **I. Airport**

The Long Beach Airport offers a variety of services required by commercial and general aviation users. Funding for airport-related improvements comes from Federal Aviation Administration grants, airport fees and facility charges, loans, and bonds. Improvements are intended to accommodate the needs of 41 commercial flights and over three million passengers annually. Major improvements that received new funds include the Airport Terminal Area Improvements, Airfield Pavement Rehabilitation, and Runway Rehabilitation. No new projects were included in the Fiscal Year 2005 CIP Improvement Program for this category.

*General Plan Finding:* Consistent with Economic Development, Facilities Maintenance and Quality Services Goals of the *General Plan* and the Land Use District Number 12 (Harbor/Port).

### **II. Community Development**

Construction improvements listed for the Community Development section are intended to implement the City's Transition Plan to comply with the American with Disabilities Act (ADA). Facilities completed or soon to be completed include branch libraries, Marina Administration Office, Long Beach Cemetery, Airport Terminal and various elevators and park buildings. The listed programs are a carryover item from Fiscal Year 04 with no additional funds allocated. No new projects were included in the Fiscal Year 2005 CIP Improvement Program for this category.

*General Plan Finding:* Consistent with Citizen Opportunity, Facilities Maintenance and Quality Services Goals of the *General Plan*.

### **III. Marinas, Beaches and Waterways**

Two assets that make Long Beach a unique place to visit and reside are its beaches and marina. New funds were allocated for the Seawall Maintenance Repair and



improvements to the Belmont Pier. The Belmont Pier Improvement is a new program for the Fiscal Year 2005 Capital Improvement Program.

#### **Belmont Pier Improvements (PW8170)**

*General Plan Finding:* Consistent with Facilities Maintenance and Quality Services Goals of the *General Plan*. Moreover, the Seawall Maintenance Repair and Belmont Pier Improvements are consistent with the Local Coastal Program.

#### **IV. Parks & Recreation**

There is a constant effort to address and balance the issues of aging facilities, demographic changes, and the uneven distribution of park acreage throughout the City. In a period of budget constraint, the City has managed to add park acreage and improve existing facilities. New funds were allocated for the existing Park Acquisition and Development and Recreation Building Rehabilitation programs. Major improvements include: Admiral Kidd Park Community Center, Mini-Park at Plymouth & Elm, New Park at 14<sup>th</sup> and Chestnut, and California Recreation Center Rehabilitation.

*General Plan Finding:* Consistent with Consistency Test Number Two, allowing neighborhood-serving land uses and the Neighborhood Emphasis Goal of the *General Plan*; however, each new park location must be found to be consistent with land use policies; consistent with the Facilities Maintenance goal of the *General Plan*; and consistent with the goals and objectives of the Open Space and Recreation Element of the *General Plan*. The replacement of the Admiral Kidd Park Community Center is consistent with the Land Use Designation.

#### **V. Public Facilities**

Functional and well-maintained public facilities manifest the pride of the citizens in their city. New funds are allocated for the Downtown Bike Station Demo Project and Critical Facilities Repair. No new projects were included in the Fiscal Year 2005 Capital Improvement Program for this category.

*General Plan Finding:* Consistent with Functional Transportation, Facilities Maintenance and Quality Services Goals of the *General Plan*.

#### **VI. Storm Drain**

Storm water is removed from city streets through a network of drains that channel the water into the ocean through the City's harbors and bays. Major improvements include Storm Drain Pollution Traps, and Storm Drain Refurbishment – Telemetry. Storm Drain System Improvements is a new program for this Fiscal Year.

#### **Storm Drain System Improvements (PW7060)**

*General Plan Finding: Consistent with Facilities Maintenance Goal of the General Plan.*

## **VII. Street Rehabilitation**

The Street Rehabilitation section is designed for neighborhood street repairs. Several projects were awarded new budget allocations including Proposition "A" Transit Related Improvements, Major and Secondary Highway Programs, Citywide Residential Street Repair, Alleys and Citywide Infrastructure Improvements. Two new projects – Traffic System Upgrade and Citywide Slurry Seal Program – was included in the Capital Improvement Program.

**Traffic System Upgrade (PW5140)**  
**Citywide Slurry Seal Program (PW5390)**

*General Plan Finding: Consistent with Functional Transportation, Facilities Maintenance and the Quality Services Goals of the General Plan.*

## **VII. Transportation Enhancements**

This category is designed for projects that add capacity to City roadways. Neighborhood Traffic Mitigation, Parking Mitigation and Bikeway & Pedestrian Improvements are new programs included in the Fiscal Year 2005 Capital Improvement Program.

**Neighborhood Traffic Mitigation (PWT130)**  
**Parking Mitigation (PWT300)**  
**Bikeway & Pedestrian Improvements (PWT101)**

*General Plan Finding: Consistent with Managed Growth, Facilities Maintenance and the Quality Services Goals of the General Plan.*

## **VIII. Harbor**

The Harbor Department develops a separate Capital Improvement Program and reports to an independent commission. However, their key projects include terminal expansion and development; bridge and railway construction; and land acquisition.

## **IX. Long Beach Energy**

The Long Beach Energy natural gas pipeline is a City asset with a \$400 million replacement value. A primary objective of the Department is to maintain the highest standards of pipeline integrity. These projects are administrated by Long Beach Energy.

*General Plan Finding: Consistent with Facilities Maintenance and Quality Services Goals of the General Plan.*

## **X. Parks, Recreation and Marine**

Capital Improvement projects include: Park Bike Path Replacement, Sports Lighting Improvements, Los Angeles River Studies, Marina Restroom Rehabilitation, Shoreline Downtown Marina Rehabilitation and Los Angeles River Dredging. Additional program were included in this year's Capital Improvement Program: These projects are administrated by Parks and Recreation.

### **El Dorado Park Rehabilitation (PR3300) Golf Course Project (3340)**

*General Plan Finding: Consistent with Facilities Maintenance and the Quality Services Goals of the General Plan and the Local Coastal Program.*

## **XI. Water**

The Water Department develops a separate Capital Improvement Program and reports to an independent commission. However, their key projects include Potable Water Facility Upgrades, Reclaimed Water System Expansion and Sanitary Sewer Collection System Improvements.

### **Facilities Assessment Survey**

The Proposed Fiscal Year 2005 Capital Improvement Program includes a Facilities Assessment Survey, which represents a departure from prior years. The items listed in this section reflect anticipated needs; however, at this point, many of these programs are conceptual in nature. As a result, the items in the survey should return to the Planning Commission when specifics are developed.