



CITY OF LONG BEACH

THE CITY PLANNING COMMISSION

333 W. Ocean Boulevard Long Beach, California 90802 562-570-6194 FAX 562-570-6068

May 8, 2007

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

1. Receive the supporting documentation into the record, conclude the public hearing and declare the Ordinance establishing the R-4-M zone (Subdivided Mobilehome Park District) read for the first time and laid over to the next regular meeting of the City Council for final reading (Case No. 0308-05). (Citywide);
2. Receive the supporting documentation into the record, conclude the public hearing and declare the Ordinance approving a Rezoning from RM (Mobilehome Park) to R-4-M (Subdivided Mobilehome Park District) of the subject property to allow the subdivision of the Windward Village Mobilehome Park at 3595 Santa Fe Avenue read for the first time and laid over to the next regular meeting of the City Council for final reading (Case No. 0308-05). (District 7); and
3. Approve a Resolution submitting the Ordinance Amendment establishing the R-4-M zone to the California Coastal Commission as Implementing Resolutions for the City's Local Coastal Program.

DISCUSSION

Windward Village is a 37.4-acre, 305-space rental mobilehome park located at 3595 Santa Fe Avenue that was established in 1977. The applicant is requesting to subdivide the park into individual ownership lots that would allow the residents to purchase the lot on which their mobilehome is located. The applicant has indicated that the majority of the park residents are supportive of the subdivision. Currently, the Long Beach Municipal Code allows a mobilehome park to convert to condominiums, but no provisions exist to allow a mobilehome park to be subdivided into individual ownership lots.

The City Attorney and Planning staff researched mobilehome park subdivisions in other jurisdictions, including the cities of Carson, Palm Desert, and Fullerton, to identify potential issues. Additionally, State Law was reviewed to determine what regulations exist at the State level, and determine what additional requirements would be needed to address potential issues. After reviewing the available information, it was concluded that the best approach was to create a new zoning designation specific to subdividing an existing mobilehome park.

If approved, the Code Amendment establishing the R-4-M (Subdivided Mobilehome Park District) will be in effect citywide. There are currently eleven (11) mobilehome

parks in Long Beach with a total of 1,954 tenant spaces. The zoning designation of these parks include RM (Mobilehome Park), R-1-N (Single-Family), PD-1 (SEADIP), and CCN (Community R-4-N District), and would require a request for rezoning to the new R-4-M zone and a Conditional Use Permit in order to subdivide.

The State of California provides the enforcement for Windward Village and any subsequent mobilehome parks that subdivide. Enforcement includes, but is not limited to, issuance of permits, inspections and code enforcement. The proposed Code Amendment, Zone Change, Tentative Tract Map and Conditional Use Permit will not affect this status.

Proposed Code Amendment

The proposed R-4-M zoning district sets forth both minimum procedural and physical requirements for the subdivision. These requirements include the following:

- Right of first refusal for current residents
- Lifetime leases
- Compliance with State law
- Infrastructure facilities survey and repair
- Minimum open space requirement
- Maximum density
- Minimum guest parking requirement
- Minimum recreational vehicle storage requirement

These requirements are intended to protect both the residents who desire to purchase the lot on which their mobilehome is located, as well as those who elect not to purchase the lot and wish to continue renting. For example, for purchasers, the requirement for infrastructure facilities survey and repair will help to ensure that the major utilities such as water, sewer and electric that serve the mobilehomes are either in good repair or that an adequate repair/replacement plan is in place and funded. For residents who wish to continue to rent, the lifetime lease requirement ensures the ability to maintain residency in the park, and it links any rent increases to the limits set by the State of California.

In addition, because the Rezoning and Conditional Use Permit process is discretionary, it allows the City to determine which mobilehome parks are best suited for subdivision based on the above minimum project requirements.

Planning Commission Action

The Planning Commission conducted a public hearing on April 5, 2007 (see Attachment 1- Planning Commission staff report). A total of eight (8) people provided testimony during the hearing, the majority of whom were in favor of the request. After discussing the item, Commissioner Jenkins made a motion to certify the Negative Declaration (ND 12-06), recommend that the City Council adopt Ordinances to establish the R-4-M zone (Subdivided Mobilehome Park District), and to change the zoning designation of the subject property from RM (Mobilehome Park) to R-4-M (Subdivided Mobilehome Park

District), and approve a Tentative Tract Map and Conditional Use Permit to allow subdivision of the 305-space Windward Village Mobilehome Park. Commissioner Stuhlberg seconded the motion, which passed 4-0-1, with Commissioner Greenberg absent and Commissioner Sramek recusing himself.

In taking their action, the Planning Commission agreed with the staff recommendation and found that the project, including the Code Amendment and Rezoning, was consistent with the intent of the General Plan and would create affordable property ownership opportunities.

Assistant City Attorney Michael J. Mais reviewed this report on April 25, 2007.

ENVIRONMENTAL ANALYSIS

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, Negative Declaration 12-06 was certified by the Planning Commission and is herewith forwarded to the City Council as an attachment to the April 5, 2007 staff report.

TIMING CONSIDERATIONS

The Municipal Code requires that the Planning Commission recommendation be transmitted by the Department of Planning and Building to the City Clerk for presentation to the City Council within 60 days following Planning Commission action. This request meets the requirement. A 14-day public hearing notice of the hearing is required.

FISCAL IMPACT

None.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,

LESLIE GENTILE, CHAIR
CITY PLANNING COMMISSION

BY: 

SUZANNE FRICK
DIRECTOR OF PLANNING AND BUILDING

SF:GC:CB:jw

Attachments:

HONORABLE MAYOR AND CITY COUNCIL

May 8, 2007

Page 4

- 1) Planning Commission Staff Report dated April 5, 2007 (including attachments)
 - Code Amendment Ordinances
 - Zone Change Amendment Ordinance
 - Resolution



AC

Attachment #1

CASE NO. 0308-05
ND-12-06

NG BEACH

DEPARTMENT OF PLANNING & BUILDING

333 WEST OCEAN BOULEVARD • LONG BEACH, CALIFORNIA 90802 • (562) 570-6194 FAX (562)570-6068

ZONING DIVISION

April 5, 2007

CHAIRMAN AND PLANNING COMMISSIONERS
City of Long Beach
California

SUBJECT: Request for approval of a Code Amendment to establish the R-4-M Zone (Subdivided Mobilehome Park District), Zone Change from the RM (Mobilehome Park) to R-4-M (Subdivided Mobilehome Park District), Tentative Tract Map 62384 and Conditional Use Permit to subdivide an existing mobilehome park into 306 lots. (Council District 7)

LOCATION: 3595 Santa Fe Avenue

APPLICANT: Windward Village
c/o Gerald R. Gibbs of The Gibbs Law Firm
110 E. Palizada, Suite 201
San Clemente, CA 92672

RECOMMENDATION

1. Certify Negative Declaration ND-12-06; and
2. Recommend that the City Council adopt the amendment to the Municipal Code establishing the R-4-M Zone (Subdivided Mobilehome Park District) and associated requirements; and
3. Recommend that the City Council approve the Zone Change from RM (Mobilehome Park) to R-4-M (Subdivided Mobilehome Park District); and
4. Approve Tentative Tract Map No. 62384, subject to conditions; and
5. Approve the Conditional Use Permit, subject to conditions.

REASONS FOR RECOMMENDATION

1. The proposed amendment to the Municipal Code establishing the R-4-M Zone (Subdivided Mobilehome Park District) will create the opportunity for mobilehome owners in existing mobilehome parks to own the property on which their mobilehome is located.

2. The Zone Change and the project, as conditioned, are consistent with the intent of the Land Use Element of the General Plan because the existing mobilehome park is preserved as indicated in Land Use District (LUD) No. 1- Single Family.
3. Approval of the proposed subdivision will provide increased property ownership opportunities.
4. The long-term maintenance of the mobilehome park will be provided through the creation of C,C,&Rs and a Homeowner's Association.
5. Positive findings can be made to support the Tentative Tract Map and Conditional Use Permit.

BACKGROUND

Windward Village is a 37.4 acre, 305 space rental mobilehome park located at 3595 Santa Fe Avenue. The mobilehome park was established in 1977. The applicant approached the City with the request to subdivide the park into individual ownership lots that would allow the residents to purchase the lot on which their mobilehome is located. They also indicated that they were involved with a similar 281 space mobilehome park subdivision in the City of Fullerton in 1999. Currently, the Long Beach Municipal Code allows a mobilehome park to convert to condominiums, but there is not a provision that would allow the mobilehome park to be subdivided into individual ownership lots.

The City Attorney and Planning Staff researched mobilehome park subdivisions in other jurisdictions including the City of Carson, the City of Palm Desert, and the City of Fullerton to identify potential issues. In addition, State Law was researched to determine what regulations are already in place and what additional requirements would be needed. After reviewing the information that was gathered, it was concluded that the best approach was to create a new zoning designation specific to subdividing an existing mobilehome park. As part of the process, any mobilehome park desiring to subdivide would be required to obtain a Zone Change, Tentative Tract Map and Conditional Use Permit. Specific requirements would be included to help to protect the rights of the residents whether they wish to purchase their lot or continue renting. In addition, because the process is discretionary, it allows the City to determine which mobilehome parks are best suited for subdivision based on the minimum project requirements.

If approved, the Code Amendment establishing the R-4-M (Subdivided Mobilehome Park District) will be in effect citywide. There are currently eleven (11) mobilehome parks in Long Beach with a total of 1,954 spaces that could be impacted by the amendment.

The State of California shall continue to be the enforcement agency with Windward Village. This includes, but is not limited to, issuance of permits, inspections and code enforcement. The proposed Code Amendment, Zone Change, Tentative Tract Map and Conditional Use Permit in no way affects this status.

Proposed Code Amendment-

Establishment of the R-4-M zone (Subdivided Mobilehome Park District) creates a new zone that will permit the subdivision of an existing mobilehome park to create individual ownership lots subject to the approval of a Zone Change, Tentative Tract Map and Conditional Use Permit. The proposed R-4-M zoning district sets forth both minimum procedural and physical requirements for the subdivision. These requirements include the following:

- A. Right of first refusal for current residents
- B. Lifetime leases
- C. Compliance with State law
- D. Infrastructure facilities survey and repair
- E. Minimum open space requirement
- F. Maximum density
- G. Minimum guest parking requirement
- H. Minimum recreational vehicle storage requirement

These requirements are intended to protect both the residents who desire to purchase the lot on which their mobilehome is located as well as those who elect not to purchase the lot and wish to continue renting. For example, for purchasers, the requirement for infrastructure facilities survey and repair will help to ensure that the major utilities such as water, sewer and electric that serve the mobilehomes are either in good repair or an adequate repair/replacement plan is in place and funded.

For continuing renters, the lifetime lease requirement ensures the ability to maintain residency in the park and it links any rent increases to the limits set by the State of California. Generally, for renters who are lower income households as defined in the State Health and Safety Code, the increases are limited to an amount equal to the average monthly increase in rent in the four previous years but not greater than the average monthly percentage increase in the Consumer Price Index for the most recently reported period. For renters who are not lower income, the rent may increase in equal annual increases over a four-year period.

Project Site-

The subject site is located on the west side of Santa Fe Avenue generally between West 32nd Street extended and Arlington Street (see attached location map). The site is approximately 37.4 acres in size and is improved with a 305 space mobilehome park (Windward Village). The applicant is requesting certification of a Negative Declaration of Environmental Impact and approval of a Code Amendment, Zone Change, Tentative Tract Map and Conditional Use Permit to allow the mobilehome park to be subdivided into 306 lots (305 ownership lots and 1 common area lot).

The following table provides a summary of the Zoning, General Plan, and land uses surrounding the subject site:

	ZONING	GENERAL PLAN	LAND USE
SUBJECT SITE	RM	LUD# 1 Single Family	Residential
NORTH	R-1-N	LUD# 1 Single Family	Residential
SOUTH	PR	LUD# 13 Right-of-Way	SCE Right-of-Way
EAST	R-2-N	LUD# 13 Right-of-Way	SCE Right-of-Way
WEST	R-2-N	LUD# 13 Right-of-Way	Union Pacific Railroad

ENTITLEMENT SUMMARY

• **CODE AMENDMENT-**

Following are the proposed changes to Title 20 (Subdivisions) and Title 21 (Zoning) of the Long Beach Municipal Code to establish the R-4-M zone (Subdivided Mobilehome Park District):

Chapter 20.34

Article 3. Subdivision of an Existing Mobilehome Park to Create Individual Ownership Lots

20.34.090 Right of First Refusal

Upon the subdivision of the existing mobilehome park, any park resident who had established residency in the mobilehome park as of the date of the issuance of a subdivision public report from the Department of Real Estate shall have a right of first refusal to purchase the lot upon which his/her mobilehome is located for a period of twelve (12) months from the date of issuance of the subdivision public report. The price to be paid by such existing resident for the lot under his/her mobilehome shall be the initial offering price for that lot during the twelve (12) month right of first refusal period.

20.34.100 Lifetime Leases

Lifetime leases for the occupied lots shall be offered to mobilehome owners who elect neither to purchase their site nor to relocate. The right to enter into a lifetime lease shall expire no earlier than the period of twelve (12) months from the date of issuance of the subdivision public report issued by the Department of Real Estate. All lifetime leases shall include the following conditions:

1. Mobilehome owners shall have the option of canceling the lease at any time upon 30 days written notice to the mobilehome park owners.
2. Mobilehome owners cannot be evicted except pursuant to Article 6 of the State Mobilehome Residency Law, Civil Code section 798.55 et seq.;

3. Terms and conditions of the lifetime lot lease shall be the same as those contained in the current lease or rental agreement for the mobilehome space.
4. To avoid economic displacement of all non-purchasing residents, any rent increases shall comply with Section 66427.5(f) of the California Government Code.

20.34.110 Compliance with State law

The subdivider of the mobilehome park shall comply with all applicable state and local laws in effect at the time of the subdivision and shall have given all required notices to the existing and incoming park residents during the subdivision process.

20.34.120 Infrastructure Facilities Survey Required

Prior to approval of the Final Map, the applicant and/or successors shall provide the City and all purchasers a copy of an infrastructure facilities survey to be conducted by a qualified firm approved by the Department of Planning and Building. The survey shall indicate the life expectancy of the infrastructure (including, but not limited to, sewer, water, gas, electric, streets and common areas) and shall indicate existing deficiencies. If the life expectancy of the infrastructure is less than 10 years, the subdivider and/or successors shall identify an adequate funding source to replace the infrastructure in a timely manner to the satisfaction of the Director of Planning and Building. If the survey identifies deficiencies, the applicant and/or successors shall repair the deficiencies to comply with applicable health and safety requirements.

Chapter 21.31

21.31.020

- S. The R-4-M District is a moderate density subdivided mobilehome park development district. The district recognizes the wishes of mobilehome owners in rental mobilehome parks to be given the opportunity to own the space on which their mobilehome is located. Such subdivisions of mobilehome parks to resident ownership is encouraged by the State of California as an appropriate method of preserving low income housing stock.

21.31.205

Table 31-1

Uses in Residential Zones

Residential Zone District Land Use	R-4-M
Single Family Detached	N
Single Family Attached	N
Duplex	N

CHAIRMAN AND PLANNING COMMISSIONERS

CASE NO. 0308-05

April 5, 2007

Page 6

Three-Family Dwelling	N
Four-Family Dwelling	N
Multi-Family Dwelling	N
Townhouse	N
Modular or Manufactured Housing Unit Placed on a Permanent Foundation	Y
Mobilehome Park (as to unsold spaces)	Y
Subdivision of Existing Mobilehome Park (See Section 21.52.244)	C
Secondary Housing Units	N
Special Group Residence	N
Commercial Uses	
Bed & Breakfast Inns	N
Office Commercial	N
Residential Historic Landmark Buildings	N
Restaurant	N
Retail Commercial	N
Carnival, et al	N
Cellular and Personal Communication Services	N
Church	N
Common Recreational Facilities	Y
Construction Trailer	N
Courtesy Parking for Nonresidential Use	N
Child Day Care Home Small or Large Facility	N
Day Care Center (15 or more persons)	N
Detached Accessory Room	Y
Electrical Distribution Station	N
Group Home (1-6 persons)	N
Home Occupation	Y
Interim Parks	
a. Community Gardens	N
b. Passive Parks	N
c. Playgrounds	Y
d. Recreational Parks	N
Private School (elementary)	N
Recreational Vehicle Parking	Y*
Room Rentals	Y
Sandwiched Lot Development	N
Storage of Chattel	A
Trailer or Dwelling Unit Used as Sales Office	T
Vehicle Parking and Storage	A

Table 31-2A

District	Units Per Lot	Lot Area Per Unit	Minimum Lot Area (sq. Feet)	Minimum Lot Width	Front Setback	Side Setback	Rear Setback	Maximum Height	Maximum Lot Coverage	Min. Open Space	Floor Area Ratio
R-4-M	1	3,100 sq.ft.	3,100 sq. feet	32 feet	0 feet	5 feet	3 feet	20 feet	75%	10%	N/A

Table 31-2B

Residential Densities For Multi-Family Districts

District	Site Area (sq. Feet)	Site Width	Permitted Density Sq. Ft. of Site Area Per Unit
R-4-M	3,100 sq. feet min.	32 feet min.	1 unit per lot

21.52.244 Subdivision of Existing Mobilehome Park

The following special conditions shall apply to subdivision of an existing mobilehome park:

- A. The mobilehome park shall contain a minimum community area open space of 200 square feet per lot.
- B. The mobilehome park shall have a maximum density of 9 units per acre.
- C. The mobilehome park shall contain a minimum of 1 guest parking space for each 15 lots.
- D. The mobilehome park shall contain a minimum of 100 square feet of recreational vehicle storage per lot.
- E. The mobilehome park shall have a minimum project setback of twenty feet (20') from any public street.
- F. RV storage and vehicle parking and storage shall be reserved for use by the owners/tenants of the mobile home park.

• **ZONE CHANGE-**

The subject site is currently zoned RM (Mobilehome Park). The proposed zoning is R-4-M (Subdivided Mobilehome Park District). The zone change would become effective subject to the approval of the establishment of the R-4-M zoning and the zone change request by the City Council.

- **TENTATIVE TRACT MAP-**

A Tentative Tract Map is being requested to subdivide the property into 306 lots that includes 305 ownership lots and 1 common area lot. The map conforms with all of the requirements of the R-4-M zoning including lot size and density.

- **CONDITIONAL USE PERMIT**

A Conditional Use Permit is being requested to convert the existing mobilehome park to a subdivided mobilehome park. The mobilehome park conforms to all of the special conditions required including open space, guest parking and project setbacks.

CURRENT ACTION REQUESTED

The current action requested is as follows:

1. Certify Negative Declaration of Environmental Impact ND-12-06; and
2. Recommend that the City Council adopt the amendment to the Municipal Code establishing the R-4-M Zone (Subdivided Mobilehome Park District) and associated requirements; and
3. Recommend that the City Council approve the Zone Change from RM (Mobilehome Park) to R-4-M (Subdivided Mobilehome Park District); and
4. Approve Tentative Tract Map No. 62384, subject to conditions; and
5. Approve the Conditional Use Permit, subject to conditions.

Such requests may be granted only when favorable findings, as specified in Section 20.12 (Subdivision Regulations) and Chapter 21.21 (Zoning Regulations) are made. These findings and staff analysis are attached for consideration, adoption and incorporation into the record of proceedings.

PUBLIC HEARING NOTICE

Four Hundred and Seven (407) Notices of Public Hearing were mailed on March 21, 2007, to those property owners within the three hundred (300) feet mailing radius, residents of Windward Village Mobilehome Park, the West Long Beach Association as well as the elected representative of the 7th Council District.

REDEVELOPMENT REVIEW

The project is not located in a Redevelopment Project Area.

ENVIRONMENTAL REVIEW

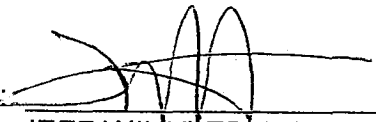
According to the guidelines to implement the California Environmental Quality Act, Negative Declaration of Environmental Impact (ND-12-06) is forwarded to the Planning Commission for consideration.

IT IS RECOMMENDED THAT THE PLANNING COMMISSION

1. Certify Negative Declaration of Environmental Impact ND-12-06; and
2. Recommend that the City Council adopt the amendment to the Municipal Code establishing the R-4-M Zone (Subdivided Mobilehome Park District) and associated requirements; and
3. Recommend that the City Council approve the Zone Change from RM (Mobilehome Park) to R-4-M (Subdivided Mobilehome Park District); and
4. Approve Tentative Tract Map No. 62384, subject to conditions; and
5. Approve the Conditional Use Permit, subject to conditions.

Respectfully submitted,

SUSANNE FRICK,
DIRECTOR OF PLANNING AND BUILDING

By: 
JEFF WINKLEPLECK
PROJECT PLANNER

Approved: 
CAROLYNE BIHN
ZONING OFFICER

CB/jw

Attachments

1. Findings
2. Conditions of Approval
3. Location Map
4. Negative Declaration No. ND-12-06
5. Plans & Photos

ZONE CHANGE FINDINGS

- A. THE PROPOSED CHANGE WILL NOT ADVERSELY AFFECT THE CHARACTER, LIVABILITY OR APPROPRIATE DEVELOPMENT OF THE SURROUNDING AREA.**

The proposed Zone Change will not result in any new construction or alteration to the existing mobilehome park and, therefore, will not adversely affect the character, livability or appropriate development of the surrounding area. The proposed Zone Change will facilitate the opportunity for the mobilehome park to be subdivided and the mobilehome owners to purchase the lot on which their mobilehome is located.

- B. THE PROPOSED CHANGE IS CONSISTENT WITH THE GOALS, OBJECTIVES AND PROVISIONS OF THE GENERAL PLAN.**

The general plan designation for this site is Land Use District (LUD) No. 1- Single Family. The Single Family District is a public response to the majority public preference for single-family neighborhoods. The maximum density on "standard" lot sizes in this district shall be no more than one dwelling unit per lot or 7 units per acre. In areas where smaller lots are permitted by zoning, densities higher than 7 du/ac may be permitted. Existing mobilehome parks are preserved through the assignment of this LUD. The rezoning is consistent with the goals, objectives and provisions of the General Plan as amended.

- C. IF THE PROPOSED CHANGE IS A REZONING OF AN EXISTING MOBILE HOME PARK, THAT THE REQUIREMENTS OF SECTION 21.25.109 HAVE BEEN WILL BE FULLY MET.**

Section 21.25.109 (Special requirements-rezoning of mobilehome parks) requires that when any rezoning of an existing mobilehome park is applied for, in addition to all other requirements of law, the applicant shall provide for the full cost of moving all mobilehomes to a new location of the mobilehome owner's choice or shall purchase the mobilehome from the mobilehome owner at fair market value. The provision of moving expenses or purchase shall be the choice of the mobilehome owner.

The proposed rezoning will not result in any physical alteration of the existing mobilehome park and the requirement to provide for the cost of moving all mobilehomes or purchasing the mobilehomes does not apply. However, the applicant is required to offer lifetime leases in compliance with State law to the current residents that do not wish to purchase the lot on which their mobilehome is located.

TENTATIVE TRACT MAP FINDINGS

- A. THAT THE PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS;**

The general plan designation for this site is Land Use District (LUD) No. 1- Single Family. The Single Family District is a public response to the majority public preference for single-family neighborhoods. The maximum density on "standard" lot sizes in this district shall be no more than one dwelling unit per lot or 7 units

per acre. In areas where smaller lots are permitted by zoning, densities higher than 7 du/ac may be permitted. Existing mobilehome parks are preserved through the assignment of this LUD.

B. THAT THE DESIGN OR IMPROVEMENT OF THE PROPOSED SUBDIVISION IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS;

This section of the General Plan states that the purpose of LUD #1 is to allow single-family neighborhoods and includes preserving existing mobilehome parks. The subject property meets the intended uses for a residential development within this LUD.

C. THAT THE SITE IS PHYSICALLY SUITABLE FOR THE TYPE OF DEVELOPMENT;

The subject site is improved with a 305 space mobilehome park that conforms to the proposed R-4-M zoning designation. Therefore, Staff believes that the site is suitable for the density of development.

D. THAT THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT;

The subject site is improved with a 305 space mobilehome park. Therefore, Staff believes that the site is suitable for the density of development.

E. THAT THE DESIGN OF THE SUBDIVISION OR THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIAL AND AVOIDABLE INJURY TO FISH AND WILDLIFE OR THEIR HABITAT;

The site is fully developed and no new construction is proposed. No fish or wildlife habitat exists on the site, which is already improved with a 305 space mobilehome park.

F. THAT THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENT IS NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH OR SAFETY PROBLEMS; AND

No impacts detrimental to the general welfare of the public are foreseen from the approval of the Tentative Tract Map to subdivide the existing mobilehome park into 306 lots (305 ownership lots and 1 common area lot) In accordance with the CEQA Guidelines, Negative Declaration ND-12-06 has been prepared for the project and is attached for your review.

- G. THAT THE DESIGN OF THE SUBDIVISION OR THE TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.**

All concerned City departments have reviewed the Tentative Tract Map. The applicant will be required to provide all necessary public access easements as required in the conditions of approval for the project. Therefore, no conflict with respect to easements will result from the subdivision.

CONDITIONAL USE PERMIT FINDINGS

- A. THE APPROVAL IS CONSISTENT WITH AND CARRIES OUT THE GENERAL PLAN, ANY APPLICABLE SPECIFIC PLANS SUCH AS THE LOCAL COASTAL PROGRAM AND ALL ZONING REGULATIONS OF THE APPLICABLE DISTRICT;**

The proposed Conditional Use Permit to subdivide an existing mobilehome park to create individual ownership lots is consistent with the site's General Plan designation of LUD #1 which preserves existing mobilehome parks. The proposal is consistent with the requirements of the proposed R-4-M zoning designation.

- B. THE PROPOSED USE WILL NOT BE DETRIMENTAL TO THE SURROUNDING COMMUNITY INCLUDING PUBLIC HEALTH, SAFETY OR GENERAL WELFARE, ENVIRONMENTAL QUALITY OR QUALITY OF LIFE; AND**

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, a Negative Declaration of Environmental Impact (ND-12-06) was prepared for this project and is attached for your review.

With the conditions of approval incorporated, the use will not be detrimental to the surrounding community. The conditions of approval incorporate a number of operational requirements that address potential negative impacts from the proposed use. Approval of the requested Conditional Use Permit will enable the City to enforce these approval conditions and address potential nuisances that may arise in the future.

- C. THE APPROVAL IS IN COMPLIANCE WITH THE SPECIAL CONDITIONS FOR SPECIFIC CONDITIONAL USES, AS LISTED IN CHAPTER 21.52.**

In addition to the above general findings, the following specific conditions pursuant to Zoning Code Section 21.52.244, as proposed, apply to the subdivision of an existing mobilehome park to create individual ownership lots:

- A. The mobilehome park shall contain a minimum community area open space of 200 square feet per lot.**

The mobile home park contains approximately 65,000 square feet of community area open space that includes a playground area, tennis courts and a recreation building. The total area of the community open space exceeds the minimum 61,000 square feet of area required.

B. The mobilehome park shall have a maximum density of 9 units per acre.

The mobilehome park is 37.4 acres in size with a total of 305 ownership lots. The mobilehome park has a density of 8.1 units per acre and, therefore, meets this requirement.

C. The mobilehome park shall contain a minimum of 1 guest parking space for each 15 lots.

Windward Village has 36 existing guest parking spaces. This complies with the minimum requirement of 21 guest parking spaces based on the 305 ownership lots.

D. The mobilehome park shall contain a minimum of 100 square feet of recreational vehicle storage per lot

Based on the proposed 305 ownership lots, the mobilehome park requires a minimum of 30,500 square feet of recreational vehicle storage. Windward Village provides approximately 40,470 square feet of RV storage area which meets the requirement.

E. The mobilehome park shall have a minimum project setback of twenty feet (20') from any public street.

The mobilehome park is setback a minimum of 45' from any public street which meets the requirement.

F. RV storage and vehicle parking storage shall be reserved for use by the owners/tenants of the mobilehome park.

This requirement has been incorporated as a condition of approval (see condition #24).

**TENTATIVE TRACT MAP 62384 AND
CONDITIONAL USE PERMIT
CONDITIONS OF APPROVAL**

Case No. 0308-05

Date: April 5, 2007

1. The Final Map is to be prepared in accordance with the approved Tentative Tract Map and shall be filed within thirty-six (36) months from the date of approval by the Planning Commission of the Tentative Map, unless prior to expiration of the thirty-six month period, the Planning Department has received a written request from the subdivider for an extension of time in writing and receives approval by the Zoning Officer.
2. Unless specifically waived by the Planning Commission, as per Section 21.42.080 of the Long Beach Municipal Code, the Final Map shall be prepared to conform to all conditions, exceptions and requirements of Title 20 (Subdivision Ordinance) of the City of Long Beach.
3. Approval of the Tentative Tract Map and Conditional Use Permit shall not be deemed in effect unless and until the City Council amends the Long Beach Municipal Code to establish the R-4-M Zone (Subdivided Mobilehome Park) and approves the Zone Change.
4. The final map shall be based upon criteria established by the Director of Public Works.
5. Prior to approval of the final map, the Subdivider shall obtain utility clearance letter for any public entity or public utility holding any interest in the subdivision as required by Section 66436(c)(1) of the Subdivision Map Act.
6. All required facilities required by the Department of Public Works not in place and accepted prior to the approval of the final map must be guaranteed by cash deposit or bond to the satisfaction of the Director of Public Works.
7. The Subdivider shall construct or bond for all public right-of-way improvements prior to recordation of the final map.
8. The Subdivider shall construct all improvements needed to provide full ADA accessibility compliance within the adjacent public right-of-way to the satisfaction of the Director of Public Works. If a dedication of additional sidewalk area is necessary to satisfy ADA requirements, the additional right-of-way shall be provided.
9. Easements shall be provided to the City of Long Beach for proposed public utility facilities to the satisfaction of the concerned City Department or public agency and shown on the map.
10. Unless approved by the Director of Public Works, easements shall not be granted to third parties within areas proposed to be granted, dedicated, or

offered for dedication to the City of Long Beach for public streets, alleys, utility or other public purposes until after the final map is filed with the County Recorder. If easements are granted after the date of tentative map approval and prior to final map recordation, a notice of subordination must be executed by the third-party easement holder prior to the filing of the final map.

11. The Subdivider shall be responsible for the maintenance, repair and replacement of off-site improvements abutting the project boundary during construction of the on-site improvements, until final inspection of the on-site improvements by the City. Any such off-site improvements found damaged by the construction of the on-site improvements shall be repaired or replaced by the Developer to the satisfaction of the Director of Public Works.
12. Demolition and reconstruction of curb, gutter, driveways, sidewalks, wheelchair ramps, roadway and alley pavements, removal and relocation of utilities, traffic signal modifications and installations, traffic striping and signing, street tree removals and plantings in the public-right-of-way, shall be performed under Public Works street improvement permit. Permits to perform work within the public-right-of-way must be obtained from the Public Work Permit Section of the City of Long Beach Department Services Center, 4th Floor of City Hall, 333 West Ocean Blvd., telephone (562) 570-6784.
13. All work within the public-right-of-way shall be performed by a contractor holding a valid State of California contractor's license and City of Long Beach Business License sufficient to qualify the contractor to do the work. The contractor shall have on file with the City Engineer Certification of General Liability Insurance and an endorsement evidencing minimum limits of required general liability insurance.
14. The Subdivider shall remove unused driveways and replace with full-height curb, curb gutter, and sidewalk. All sidewalk improvements shall be constructed with minimum 3-inch concrete pavement. The size and configuration of all proposed driveways serving the project site shall be subject to review and approval of the City Traffic Engineer. Contact the Traffic and Transportation Bureau at (562) 570-6331 to request additional information regarding driveway requirements.
15. After completion of the required off-site improvements, the Subdivider or project representative shall contact the Engineering Bureau to initiate the process of clearing any Public Works holds attached to the development project. Contact Jorge Magana, Civil Engineering Associate, at (562) 570-6678.
16. The Subdivider shall coordinate design and construction issues with Long Beach Transit to ensure that construction does not interfere with transit bus operations at the bus stop on Santa Fe Avenue. Contact Shirley Hsiro, Manager of Service Development Planning, at (562) 599-8540.

17. The Subdivider shall replace all traffic signs and mounting poles damaged or misplaced as result of construction activities to the satisfaction of the City Traffic Engineer.
18. The Subdivider shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
19. Prior to approving and engineering plan, all projects greater than 1 acre in size must demonstrate coverage under the State Construction General NPDES Permit. To meet this requirement, the applicant must submit a copy of the letter from the State Water Resource Control Board acknowledging receipt of the Notice of Intent (NOI) and a certification from the Subdivider or engineer that a Storm Water Pollution Prevention Plan (SWPPP) has been prepared. Should you have questions regarding the State Construction General NPDES Permit, or wish to obtain an application, please call the State Regional Board office at (213) 266-7500 or visit their website for complete instructions at www.waterboards.ca.gov/stormwtr/construction.html. Left-click on the Construction General Permit 99-08-DWQ link.
20. The Subdivider and successors shall be responsible for the maintenance of the site drainage system, all of the sidewalks, parkways, bike paths, street trees and other landscaping, including irrigation, within and along the public and private streets and any common areas. Such responsibilities shall be enumerated and specified in the project "Conditions, Covenants and Restrictions", and a recorded copy of said document shall be provided to the Director of Public Works.
21. The applicant shall cause to be prepared C, C & R's for this project. A copy of the C, C & R's are to be provided the Director of Planning and Building for approval prior to being sent to the Department of Real Estate and recorded with the County Recorder.
22. The C, C & R's shall be executed and recorded against the title of the parcel and shall contain the following provisions (provisions shall also be noted on the final map):
 - a. The subject condominium project consists of three-hundred and five (305) ownership lots and one (1) common lot; and
 - b. The common areas and facilities for the mobilehome park shall be clearly described; and
 - c. The Homeowner's Association shall be responsible for the operation and maintenance of the private sewer connection to the public sewer in the public right-of-way, the site drainage system, the maintenance of the common areas and facilities, the exterior of the project, the abutting street trees, parkways and any costs or corrections due to building or property maintenance code enforcement actions. Such responsibilities shall be provided for in the C, C & R's; and
 - d. Graffiti removal shall be the responsibility of the Homeowners

- e. Association and shall be removed within 24 hours; and
 - e. A clear, detailed and concise written description of the common areas and facilities of the condominium shall be provided. This information shall be included on the final map.
 - f. The mobilehome park shall maintain a minimum community area open space of 200 square feet per lot (61,000 square feet).
 - g. The mobilehome park shall maintain a minimum of 1 guest parking space for each 15 lots (21 parking spaces).
 - h. The mobilehome park shall maintain a minimum of 100 square feet of recreational vehicle storage per lot (30,500 square feet).
 - i. The mobilehome park shall maintain a minimum project setback of twenty feet (20') from any public street).
 - j. RV storage and vehicle parking storage shall be reserved for use by the owners/tenants of the mobilehome park.
23. Site development, including landscaping, shall conform to the approved plans on file in the Department of Planning and Building. At least one set of approved plans containing Planning, Building, Fire, and, if applicable, Redevelopment and Health Department stamps shall be maintained at the job site, at all times for reference purposes during construction and final inspection.
24. The mobilehome park shall maintain a minimum community area open space of 200 square feet per lot (61,000 square feet).
25. The mobilehome park shall maintain a minimum of 1 guest parking space for each 15 lots (21 parking spaces).
26. The mobilehome park shall maintain a minimum of 100 square feet of recreational vehicle storage per lot (30,500 square feet).
27. The mobilehome park shall maintain a minimum project setback of twenty feet (20') from any public street).
28. RV storage and vehicle parking storage shall be reserved for use by the owners/tenants of the mobilehome park.
29. Prior to approval of the Final Map, the applicant and/or successors shall provide the City and all purchasers a copy of an infrastructure facilities survey to be conducted by a qualified firm approved by the Department of Planning and Building. The survey shall indicate the life expectancy of the infrastructure (including, but not limited to, sewer, water, gas, electric, streets and common areas) and shall indicate existing deficiencies. If the life expectancy of the infrastructure is less than 10 years, the subdivider and/or successors shall identify an adequate funding source to replace the infrastructure in a timely manner to the satisfaction of the Director of Planning and Building. If the survey identifies deficiencies, the applicant and/or successors shall repair the deficiencies to comply with applicable health and safety requirements.

30. Lifetime leases shall not be affected when title to a mobilehome is amended to reflect the addition of a trust for the resident(s), as a result of the death of one of the residents named on the lifetime lease or other similar situation when one or more of the residents on the lifetime lease remains on the title.
31. To avoid economic displacement of all non-purchasing residents, any rent increases shall comply with Section 66427.5(f) of the California Government Code. In general, for renters who are lower income households as defined in the State Health and Safety Code, the increases are limited to an amount equal to the average monthly increase in rent in the four previous years but not greater than the average monthly percentage increase in the Consumer Price Index for the most recently reported period. For renters who are not lower income, the rent may increase to market levels, as defined in an appraisal conducted in the manner specified by law, in equal annual increases over a four-year period.
32. The Director of Planning and Building is authorized to make minor modifications to the approved design plans or to any of the conditions of approval if such modifications shall not significantly change/alter the approved design/project and if no detrimental effects to neighboring properties are caused by said modifications. The Zoning Officer or Planning Commission shall review any major modifications, respectively.
33. The Applicant shall review and provide all public safety and crime prevention requirements to the satisfaction of the Chief of Police. Contact the Long Beach Police Department representative at (562) 570-5805 for approvals.
34. Per Section 21.42.030 of the Long Beach Municipal Code, all required yards and setback areas shall be attractively landscaped primarily with live plant material. All landscaped and paved areas shall be maintained in a neat and orderly condition with healthy landscaping free of weeds and litter. The replace all worn and/or dead existing landscaping at the subject property to the satisfaction of the Director of Planning and Building prior to the signing of the Final Map.
35. The Applicant shall defend, indemnify, and hold harmless the City of Long Beach, its agents, officers, and employees from any claim, action, or proceeding against the City of Long Beach or its agents, officers, or employees brought to attack, set aside, void, or annul an approval of the City of Long Beach, its advisory agencies, commissions, or legislative body concerning this project. The City of Long Beach will promptly notify the applicant of any such claim, action or proceeding against the City of Long Beach and will cooperate fully in the defense. If the City of Long Beach fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Long Beach.

CITY OF LONG BEACH
PLANNING COMMISSION

NEGATIVE DECLARATION

PROJECT:

I. TITLE:

Subdivision of Windward Village Mobilehome Park

II. PROPONENT

Gerald Gibbs
110 E. Ave. Palizada, #201
San Clemente, CA 92672

III. DESCRIPTION

Subdivision of an existing 608 space rental mobilehome park into an individual resident owned mobilehome park development

IV. LOCATION

Windward Village Mobilehome Park (ND-12-06)

V. HEARING DATE & TIME

April 5, 2007 1:30 p.m.

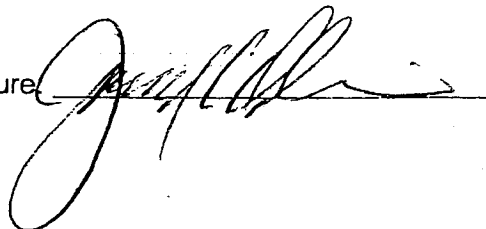
VI. HEARING LOCATION

City Council Chambers
Long Beach City Hall
333 West Ocean Boulevard, Plaza Level

FINDING:

In accordance with the California Environmental Quality Act, the Long Beach City Planning Commission has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment. On the basis of that study, the Commission hereby finds that the proposed project will not have a significant adverse effect on the environment and does not require the preparation of an Environmental Impact Report because the Mitigation Measures described in the initial study have been added to the project.

Signature



Date:

13 April, 2007

- * If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references.

This document and supporting attachments are provided for review by the general public. This is an information document about environmental effects only. Supplemental information is on file and may be reviewed in the office listed above. The decision making body will review this document and potentially many other sources of information before considering the proposed project.

Subdivision of Windward Village Mobilehome Park

INITIAL STUDY



Prepared by

City of Long Beach
Department of Planning and Building
Community and Environmental Planning

INITIAL STUDY

1. Project title:

Subdivision of Windward Village Mobilehome Park

2. Lead agency name and address:

Long Beach Planning Commission
333 West Ocean Boulevard
Long Beach, CA 90802

3. Contact person and phone number:

Jerry Olivera
Long Beach, CA 90802
333 West Ocean Boulevard, 5th Floor

4. Project location:

3595 Santa Fe Avenue, Long Beach, CA 90810

5. Project sponsor's name and address:

Gerald Gibbs
110 E. Ave. Palizada, #201
San Clemente, CA 92672

6. General Plan:

LUD - 1 (Single-family residential)

7. Zoning:

R-1-N - Single-family residential, standard lot
RM - Single-family residential, mobile homes/manufactured housing

8. Description of project:

The applicant is requesting to subdivide an existing rental mobilehome park into individual ownership lots via a subdivision map.

9. Surrounding land uses and setting:

The property is approximately 39.4 acres in size and is essentially a 3-sided "pie shaped" lot configuration. The northern boundary is bordered by single family residential, the western and eastern boundaries of the property are bordered by utility and railroad rights-of-way.

10. Other public agencies whose approval is required:

City Council

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

Aesthetics	Agriculture Resources	Air Quality
Biological Resources	Cultural Resources	Geology/Soils
Hazards & Hazardous Materials	Hydrology/Water Quality	Land Use/Planning
Mineral Resources	National Pollution Discharge Elimination System	Noise
Population/Housing	Public Services	Recreation
Transportation	Utilities/Service Systems	Mandatory Findings of Significance

DETERMINATION:

On the basis of this initial evaluation:

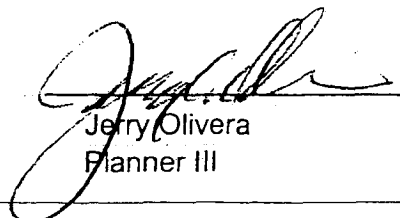
✓ I find that the proposed project **COULD NOT** have a significant effect on the Environment and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards; and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


Jerry Olivera
Planner III

13 APR, 2007

EVALUATION OF ENVIRONMENT IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parenthesis following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less than Significant with A Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration Section 1 5063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated", describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
I. AESTHETICS – Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
II. AGRICULTURE RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment that, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Negative Declaration
 Subdivision of Windward Village Mobilehome Park

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IV. BIOLOGICAL RESOURCES – Would the project:

a) Have a substantial adverse impact, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Negative Declaration
 Subdivision of Windward Village Mobilehome Park

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
V. CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
VI. GEOLOGY AND SOILS – Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including Liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Negative Declaration

Subdivision of Windward Village Mobilehome Park

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
VII. HAZARDS AND HAZARDOUS MATERIALS –				
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Negative Declaration

Subdivision of Windward Village Mobilehome Park

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VIII. HYDROLOGY AND WATER QUALITY – Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
IX. LAND USE AND PLANNING – Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
X. MINERAL RESOURCES – Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XI. NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM – Would the project:				
a) Result in a significant loss of pervious surface?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant discharge of pollutants into the storm drain or water way?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Violate any best management practices of the National Pollution Discharge Elimination System permit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XII. NOISE – Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Negative Declaration

Subdivision of Windward Village Mobilehome Park

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XIII. POPULATION AND HOUSING – Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XIV. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XV. RECREATION –				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XVI. TRANSPORTATION/TRAFFIC – Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XVII. UTILITIES AND SERVICE SYSTEMS –				
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Negative Declaration
 Subdivision of Windward Village Mobilehome Park

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlement and resources, or are new or expanded entitlement needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE –

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION OF ENVIRONMENTAL IMPACTS

I. AESTHETICS

a. Would the project have a substantial adverse effect on a scenic vista?

No Impact.

The project area is located at the City's western corporate boundary, near Santa Fe and Wardlow Roads. With the exception of the utility rights-of-way, the project area and its surroundings are built out. No new construction is proposed as a part of the project. As a result, there will be no impact on any scenic vista.

b. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact.

The project area is located in an urbanized area and is not located on a State Scenic Highway. There will be no impact.

c. Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

No Impact.

The project area and its surroundings are an urbanized setting. The proposed project will not result in any change to the existing visual character or quality of the project area and its surroundings. Therefore, there will be no impact.

d. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

No Impact.

As stated, the project area is an existing urbanized setting. No changes in lighting are proposed as a part of the project. There will be no impact with regard to new sources of light or glare.

II. AGRICULTURE RESOURCES

- a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
- b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?
- c. Involve other changes in the existing environment that, due to their location or nature, could result in conversion of Farmland to non-agricultural use?

No Impact. (for a, b and c)

The project area is located at the western boundary of the City, near Santa Fe Avenue and Wardlow Roads. There are no Los Angeles County agricultural zones within the proposed project area and no City agricultural zone is planned. The project area is developed with primarily residential land uses and supporting infrastructure and open space/utility conveyances along the rights-of-way. The project will have no effect upon any existing agricultural resources within the City of Long Beach or any other neighboring city or county.

III. AIR QUALITY

The South Coast Air Basin is subject to possibly some of the worst air pollution in the country, attributable mainly to its topography, climate, meteorological conditions, a large population base, and highly dispersed urban land use patterns.

Air quality conditions are primarily affected by the rate and location of pollutant emissions and by climatic conditions that influence the movement and dispersion of pollutants. Atmospheric conditions such as wind speed, wind direction, and air temperature gradients, along with local and regional topography, provide the links between air pollutant emissions and air quality.

The South Coast Air Basin generally has a limited capability to disperse air contaminants because of its low wind speeds and persistent temperature inversions. In the Long Beach area, predominantly daily winds consist of morning onshore airflow from the southwest at a mean speed of 7.3 miles per hour and afternoon and evening offshore airflow

from the northwest at 0.2 to 4.7 miles per hour with little variability between seasons. Summer wind speeds average slightly higher than winter wind speeds. The prevailing winds carry air contaminants northward and then eastward over Whittier, Covina, Pomona and Riverside.

The majority of pollutants normally found in the Los Angeles County atmosphere originate from automobile exhausts as unburned hydrocarbons, carbon monoxide, oxides of nitrogen and other materials. Of the five major pollutant types (carbon monoxide, nitrogen oxides, reactive organic gases, sulfur oxides, and particulates), only sulfur oxide emissions are dominated by sources other than automobile exhaust.

a. Would the project conflict with or obstruct implementation of the applicable Air Quality Attainment Plan?

No Impact.

The Southern California Association of Governments has determined that if a project is consistent with the growth forecasts for the sub region in which it is located, it is consistent with the Air Quality Management Plan (AQMP) and regional emissions are mitigated by the control strategy specified in the AQMP. By the year 2010, preliminary population projections by the Southern California Association of Governments (SCAG) indicate that Long Beach will grow by 27,680+ residents, or six percent, to a population of 491,000+.

The proposed project, the land/ownership subdivision of an existing 608 unit mobile home park, would not involve any new construction. The project is within the growth forecasts for the sub region and consistent with the Air Quality Management Plan (AQMP). In addition, the project is consistent with the goals of the City of Long Beach Air Quality Element that call for achieving air quality improvements in a manner that continues economic growth.

b. Would the project violate any air quality standard or contribute to an existing or projected air quality violation?

Less Than Significant Impact.

The California Air Resources Board regulates mobile emissions and oversees the activities of county Air Pollution Control Districts (APCDs) and regional Air Quality Management Districts (AQMDs) in California. The South Coast Air Quality Management District (SCAQMD) is the regional agency empowered to regulate stationary and mobile sources in the South Coast Air Basin.

To determine whether a project generates sufficient quantities of air pollution to be considered significant, the SCAQMD adopted maximum thresholds of significance for mobile and stationary producers in the South Coast Air Basin (SCAB), (i.e., cars, trucks, buses and energy consumption). SCAQMD Conformity Procedures (Section 6.3 of the CEQA Air Quality Handbook, April 1993) states that all government actions that generate emissions greater than the following thresholds are considered regionally significant (see Table 1).

Table 1. SCAQMD Significance Thresholds

Pollutant	Construction Thresholds (lbs/day)	Operational Thresholds (lbs/day)
ROC	75	55
NO _x	100	55
CO	550	550
PM ₁₀	150	150
SO _x	150	150

For a proposed project, construction emissions and operational emissions are typically estimated for ROC, NO_x, CO and PM₁₀. However, in this instance, the project area is already developed and the proposed project is considered an action that will not generate new construction or operational emissions. The response is Less Than Significant Impact rather than No Impact because the entire southern California basin is an area of non-attainment.

c. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

Less than Significant Impact.

Please see III (b) above for discussion.

d. Would the project expose sensitive receptors to substantial pollutant concentrations?

No Impact.

The CEQA Air Quality Handbook defines sensitive receptors as children, athletes, elderly and sick individuals that are more susceptible to the effects of air pollution than the population at large. The project area is adjacent to residential and commercial areas, and near industrial areas. However, the proposed project, the subdivision of an existing mobile home park, will have no impact upon sensitive receptors.

e. Would the project create objectionable odors affecting a substantial number of people?

No Impact.

The proposed project will not be one that will create objectionable odors. Therefore, there will be no impact.

IV. BIOLOGICAL RESOURCES

No Impact. (for a, b, c, d, e and f)

The project area is located on the western border of the City in an urbanized setting. The vegetation in the area consists of landscape species common to southern California. There is no evidence of rare or sensitive species as listed in Title 14 of the California Code of Regulations or Title 50 of the Federal Code of Regulations.

The project area is not located in or near protected wetlands, and the proposed project is not anticipated to interfere with the migratory movement of any wildlife species. The biological habitat and species diversity in the area is limited to that typically found in highly populated and urbanized Southern California settings. No adverse impacts would be anticipated to biological resources.

V. CULTURAL RESOURCES

There is some evidence to indicate that primitive people inhabited portions of the city as early as 5,000 to 2,000 B.C. Much of the remains and artifacts of these ancient people were destroyed during the first century of the city's development. The remaining archaeological sites are predominantly located in the southeast sector of the City.

a. Would the project cause a substantial adverse change in the significance of a historical resource as defined in Section §15064.5?

No Impact.

The proposed project will have no impact upon any historical resource, as there are no historical resources in or around the project area.

b. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section §15064.5?

No Impact.

The project area will be located outside of the part of the City expected to have the higher probability of latent artifacts. The proposed project will involve no excavation and will not be expected to affect or destroy any archaeological resource due its geographic location.

c. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

No Impact.

The proposed project, land/ownership subdivision of an existing mobile home park, will not destroy any unique paleontological resource or a geologic feature. There will be no impact.

d. Would the project disturb any human remains, including those interred outside of formal cemeteries?

No Impact.

The proposed project will not involve the disturbance of any designated cemetery or other burial ground or place of interment. There will be no impact.

VI. GEOLOGY AND SOILS

a. Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

- i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence**

of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)

ii) Strong seismic ground shaking?

iii) Seismic-related ground failure, including Liquefaction?

iv) Landslides?

Less Than Significant Impact. (for i, ii and iii)

The most significant fault system in the vicinity of the project area is the Newport-Inglewood Fault Zone. This zone is approximately a little over a mile from the project boundary. The proposed project, a subdivision, will not expose people or structures to substantial adverse effects due to these earthquake zones.

Because the project area is in close proximity to this earthquake zone, existing developments in the area could experience impacts related to fault rupture, seismic ground shaking, etc, if a seismic event should occur along the fault zone. There are numerous variables that determine the level of damage to any specific location. Given these variables, it is not possible to determine the level of damage that may occur in the project area during a seismic event. A less than significant impact could be anticipated for developments constructed in compliance with current seismic building code requirements.

With regard to liquefaction, Plate 7 of the City's Seismic Safety Element indicates that the incorporated land contiguous to the project area is considered to have Moderate Liquefaction Potential.

No Impact. (for iv)

Landslides are not anticipated to occur in the project area. Therefore, no impact is to be expected.

b. Would the project result in substantial soil erosion or the loss of topsoil?

No Impact.

The project area is mostly built out and is generally covered with structures, associated landscaping and hardscape. The proposed subdivision will not result in the loss of any topsoil. No impact is anticipated.

c. Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

No Impact.

The proposed project, a land/ownership subdivision, will have no impact on any geologic aspect of the project area.

d. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

No Impact.

The project will not involve any changes to soil within the project area. No impact is anticipated.

e. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater?

No Impact.

Supporting infrastructure, including a sewer system, is in place within the project area to serve existing and future developments. The use of septic tanks or an alternative waste water disposal system will not be necessary. Therefore, no impact will be anticipated.

VII. HAZARDS AND HAZARDOUS MATERIALS

a. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

No Impact.

The proposed project will not alter the existing transport, use or disposal of hazardous materials within the project area. The project will not create a significant hazard and there will be no impact.

b. Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

No Impact.

Please see VII (a) above for explanation.

c. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one quarter-mile of an existing or proposed school?

No Impact.

The project will not involve the release of any emissions or the handling of any materials, substances or waste.

d. Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No Impact.

The project area encompasses approximately 39 acres. No portion of the site within the project area appear to be designated hazardous materials sites based upon a review of the current Department of Toxic Substances Control Hazardous Waste and Substances Sites (Cortese) List. As a result, the proposed project is anticipated to have no impact with regard to this issue.

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

No Impact.

The project area is not located within an airport land use plan and the proposed project is not anticipated to result in a safety hazard for people residing or working in the project area. There will be no impact for this issue.

f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

No Impact.

Please see VII (e) above for explanation.

g. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

No Impact.

The proposed project will result in the existing properties in the project area being served by the Long Beach Fire Department, Health Department and Police Department. Any new construction in the project area will be required to comply with all current Fire, Health and Safety codes and will be required by code to have posted evacuation routes to be utilized in the event of an emergency. The proposed annexation will not be expected to impair the implementation of or physically interfere with an emergency evacuation plan from any building or any adopted emergency response plan. No impact is anticipated.

h. Would the project expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?

No Impact.

The project area is located within an urbanized setting. The proposed project will not expose people or structures to a significant risk of loss, injury or death involving wild land fires. No impact is anticipated.

VIII. HYDROLOGY AND WATER QUALITY

The Flood Insurance Administration has prepared a new Flood Hazard Map designating potential flood zones, (Based on the projected inundation limits for breach of the Hansen Dam and that of the Whittier Narrows Dam, as well as the 100-year flood as delineated by the U.S. Army Corps of Engineers) which was adopted in July 1998.

a. Would the project violate any water quality standards or waste discharge requirements?

Less Than Significant Impact.

The project area is built out with residential land uses that discharge water into the existing system. The proposed project, a land/ownership subdivision, will not involve any new discharge of water into the system. The project will not be expected to violate any wastewater discharge standards. Future development within the project area will be required to comply with all state and federal requirements pertaining to preservation of water quality. Any impact is anticipated to be less than significant.

b. Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

No Impact.

The project area is built out acreage in an urban setting with water systems in place that have been designed to accommodate the existing development. The proposed project is not expected to deplete or interfere with the recharge of groundwater supplies. No impact is anticipated.

c. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

d. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off- site?

No Impact. (for c and d)

The project area is in an urban setting and is built out with residential land uses and has an established drainage pattern. The proposed project is not expected to alter any stream or river. The proposed project is not anticipated to have any impact upon the existing drainage pattern of the project area.

e. Would the project create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?

No Impact.

The proposed project will not create or contribute additional runoff beyond that which currently exists in the project area. The project will not involve any construction or alterations to the storm water drainage system. There will be no impact.

f. Would the project otherwise degrade water quality?

No Impact.

The project would not be expected to significantly impact or degrade the quality of the water system.

g. Would the project place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

No Impact.

The proposed project, the land/ownership subdivision of an existing mobile home park, will not involve the development of any new residential units. Therefore, there would be no impact.

h. Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows?

No Impact.

The proposed project will not involve the development of any new structures nor will it impede or redirect flood flows. There will be no impact.

i. Would the project expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

No Impact.

The project area is not located within proximity of a levee or dam or where flooding will be a likely occurrence. There will be no impact with regard to this issue.

j. Would the project result in inundation by seiche, tsunami or mudflow?

No Impact.

The project will not result in an inundation by seiche, tsunami, or mudflow. Therefore, there will be no impact.

IX. LAND USE AND PLANNING

a. Would the project physically divide an established community?

No Impact.

The project area will include an approximately 39-acre site that consists of 608 mobile home units. As proposed, the project will not be anticipated to physically divide an established community.

b. Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

Less Than Significant Impact.

The proposed project will require a Tentative Tract Map and a Zone Change. A new Zoning designation (R-4-M) will be created as a result of the project to specifically address the land/ownership subdivision of existing mobile home parks. The proposed Zoning category is compatible with the existing development on the site. As proposed, the project is expected to have a less than significant impact upon any applicable land use plans and policies.

c. Would the project conflict with any applicable habitat conservation plan or natural communities conservation plan?

No Impact:

The project area is a built out, urban environment consisting of mostly residential land uses. No habitat conservation plan or natural communities conservation plan would be impacted by the project. There will be no impact.

X. MINERAL RESOURCES

Historically, the primary mineral resource within the City of Long Beach has been oil. However, oil extraction operations have diminished over the last century as the resource has become depleted. Today, oil extraction continues but on a greatly reduced scale in comparison to that which occurred in the past.

a. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact.

The project area is located in an urbanized setting. There have been no identified mineral resources in the area that would be of value to the region or to the residents of the State. There will be no impact.

b. Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact.

Minimal oil extraction operations continue in proximity to the project area today. The proposed land/ownership subdivision will not have a negative impact upon this resource. No impact is anticipated.

XI. NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES)

The proposed project will be the ownership subdivision of land in an urban setting. The project area consists of residential land uses with supporting infrastructure in place.

a. Would the project result in a significant loss of pervious surface?

No Impact.

The project area is covered by structures, hardscape and associated landscaping on multiple developed parcels. The proposed land/ownership subdivision will not result in a loss of pervious surface in any one location. There will be no impact.

b. Would the project create a significant discharge of pollutants into

the storm drain or water way?

No Impact.

The proposed project will be the land/ownership subdivision of land within an existing mobile home park. The land/ownership subdivision of the project area will not result in any new or increased discharges of pollutants into the storm drain or water ways. There will be no impact.

c. Would the project violate any best management practices of the National Pollution Discharge Elimination System permit?

No Impact.

The project area includes residential units in an urban setting that are bound by current codes to be following best management practices with regard to NPDES. No impact is anticipated.

XII. NOISE

Noise is defined as unwanted sound that disturbs human activity. Environmental noise levels typically fluctuate over time, and different types of noise descriptors are used to account for this variability. Measuring noise levels involves intensity, frequency, and duration, as well as time of occurrence.

Some land uses are considered more sensitive to ambient noise levels than other uses, due to the amount of noise exposure and the types of activities involved. Residences, motels, hotels, schools, libraries, churches, nursing homes, auditoriums, parks and outdoor recreation areas are generally more sensitive to noise than are commercial and industrial land uses.

The City of Long Beach uses the State Noise/Land Use Compatibility Standards, which suggests a desirable exterior noise exposure at 65 dBA CNEL for sensitive land uses such as residences. Less sensitive commercial and industrial uses may be compatible with ambient noise levels up to 70 dBA. The City of Long Beach has an adopted Noise Ordinance that sets exterior and interior noise standards.

a. Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?

No Impact.

The project is the proposed land/ownership subdivision of approximately 39 acres of developed land. The project is not expected to result in the generation of noise levels in excess of those established by the Long Beach City Ordinance. There will be no impact.

b. Would the project result in exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?

No Impact.

The proposed project, the land/ownership subdivision of land, will not result in people being exposed to excessive ground born vibration or noise levels. No impact is expected related to this issue.

c. Would the project create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

No Impact.

The proposed project, the land/ownership subdivision of land, will not involve any activity that will create a substantial permanent increase in ambient noise levels above existing levels without the project. There will be no impact related to this issue.

d. Would the project create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

No Impact.

The proposed project, the land/ownership subdivision of land, will not involve any activity that will create temporary or periodic increases in ambient noise levels above existing levels without the project. There will be no impact related to this issue.

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact.

The proposed project will not involve any action that will expose people to excessive noise levels from the airport. Therefore, there will be no impact.

f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area excessive noise levels?

No Impact.

The project area is not located within the vicinity of a private airstrip. There will be no impact.

XIII. POPULATION AND HOUSING

The City of Long Beach is the second largest city in Los Angeles County and the fifth largest in California. At the time of the 2000 Census, Long Beach had a population of 461,522, which presented a 7.5 percent increase from the 1990 Census. According to the 2000 Census, there were 163,088 housing units in Long Beach, with a citywide vacancy rate of 6.32 percent. It is projected that a total population of approximately 499,705 persons will inhabit the City of Long Beach by the year 2010.

a. Would the project induce substantial population growth in an area, either directly or indirectly?

No Impact.

The proposed project, the land/ownership subdivision of an existing mobile home park, will have no impact upon population growth. There will be no impact.

b. Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

No Impact.

The proposed land/ownership subdivision will not displace any existing housing. The project area consists of residential land uses. There will be no impact.

c. Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

No Impact.

Please see XIII (b) above for explanation.

XIV. PUBLIC SERVICES

Fire protection would be provided by the Long Beach Fire Department. The Department has 23 in-city stations. The Department is divided into Fire Prevention, Fire Suppression, Bureau of Instruction, and the Bureau of Technical Services. The Fire Department is accountable for medical, paramedic, and other first aid rescue calls from the community.

Police protection would be provided by the Long Beach Police Department. The Department is divided into the Patrol, Traffic, Detective, Juvenile, Vice, Community, Jail, Records, and Administration Sections. The City is divided into four Patrol Divisions; East, West, North and South.

The City of Long Beach is served by the Long Beach Unified School District, which also serves the city of Signal Hill and a large portion of the city of Lakewood.

Would the proposed project have an adverse impact upon any of the following public services:

a. Fire protection?

No Impact.

The project area will be served by the Long Beach Fire Department. Because the project area is built out, service will consist of comprehensive day-to-day Fire support. The proposed project will be expected to have no impact upon Fire services.

b. Police protection?

No Impact.

The Long Beach Police Department's North Division will serve the project area. Because the area is generally built out, service will consist of comprehensive day-to-day Police support in the field. The proposed annexation will be anticipated to have no impact upon Police services.

c. Schools?

No Impact.

The proposed project will not involve the development of new residential units that would house school-age children. There will be no impact to the local schools as a result of the proposed project.

d. Parks?

No Impact.

The proposed project will not involve the development of any new residential units. There will be no impact to the City's parks as a result of the proposed annexation.

e. Other public facilities?

No Impact.

No other public facilities have been identified that will be adversely impacted by the proposed project.

XV. RECREATION

a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

No Impact.

As stated in XIV(d), the proposed project will not involve the development of new residential units that will house residents who would frequent the park system. There will be no impact to the City's parks as a result of the proposed annexation.

b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

No Impact.

The proposed project will not require the construction or expansion of any recreational facilities. The project area is built out with residential land uses and supporting infrastructure in place. The land/ownership subdivision will not be anticipated to have any impact upon any recreational facilities.

XVI. TRANSPORTATION/TRAFFIC

Since 1980, Long Beach has experienced significant growth. Continued growth is expected into the next decade. Inevitably, growth will generate additional demand for travel. Without proper planning and necessary transportation improvements, this increase in travel demand, if unmanaged, could result in gridlock on freeways and streets, and jeopardize the tranquility of residential neighborhoods.

a. Would the project cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

No Impact.

The project is a proposal to subdivide a 608 space mobile home park into individual ownership units. The project area is generally built out and the proposed project is not anticipated to have any impact upon the traffic load or the street capacity. There will be no impact with regard to this issue.

b. Would the project exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?

No Impact.

The proposed project will not be expected to alter, either individually or cumulatively, the level of service standard established for roads or highways in and around the project area. Therefore, there will be no impact.

c. Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

No Impact.

The proposed project will have no impact upon air traffic patterns and will be unrelated to air traffic in general.

d. Would the project substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

No Impact.

The proposed project will have no affect upon any design feature. There will be no impact related to this issue.

e. Would the project result in inadequate emergency access?

No Impact.

The proposed project is not expected to result in inadequate emergency access within the project area. The area is generally built out with mostly residential land uses. Any new construction will be reviewed to ensure adequate emergency access. There will be no impact related to this issue.

f. Would the project result in inadequate parking capacity?

No Impact.

Existing parking in the project area will not be affected. Any new construction will be in compliance with City code requirements. An inadequate parking capacity is not anticipated as a result of the project. There will be no impact.

g. Would the project conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

No Impact.

The proposed project will not conflict with any adopted policies supporting alternative forms of transportation. No impact is anticipated.

XVII. UTILITIES AND SERVICE SYSTEMS

Would the project:

- a) **Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?**
- b) **Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

- c) **Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**
- d) **Have sufficient water supplies available to serve the project from existing entitlement and resources, or are new or expanded entitlement needed?**
- e) **Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?**
- f) **Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?**
- g) **Comply with federal, state, and local statutes and regulations related to solid waste?**

No Impact: (for a, b, c, d, e, f and g)

The project area is an urbanized setting with all utilities and services in place. There is no new construction or expansion of existing construction anticipated as a result of this project. The proposed project is not expected to place an undue burden on any utility or service system.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

- a. **Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?**

No Impact.

The project area is located within an established urbanized setting. The project, a land/ownership subdivision of an existing mobile home park, is not an activity that is anticipated to cause negative impacts to any known fish or wildlife habitat or species. There will be no impact.

b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

No Impact.

The proposed project is not anticipated to have impacts that will have a cumulative considerable effect upon the environment.

c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

No Impact.

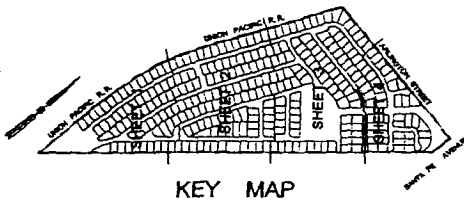
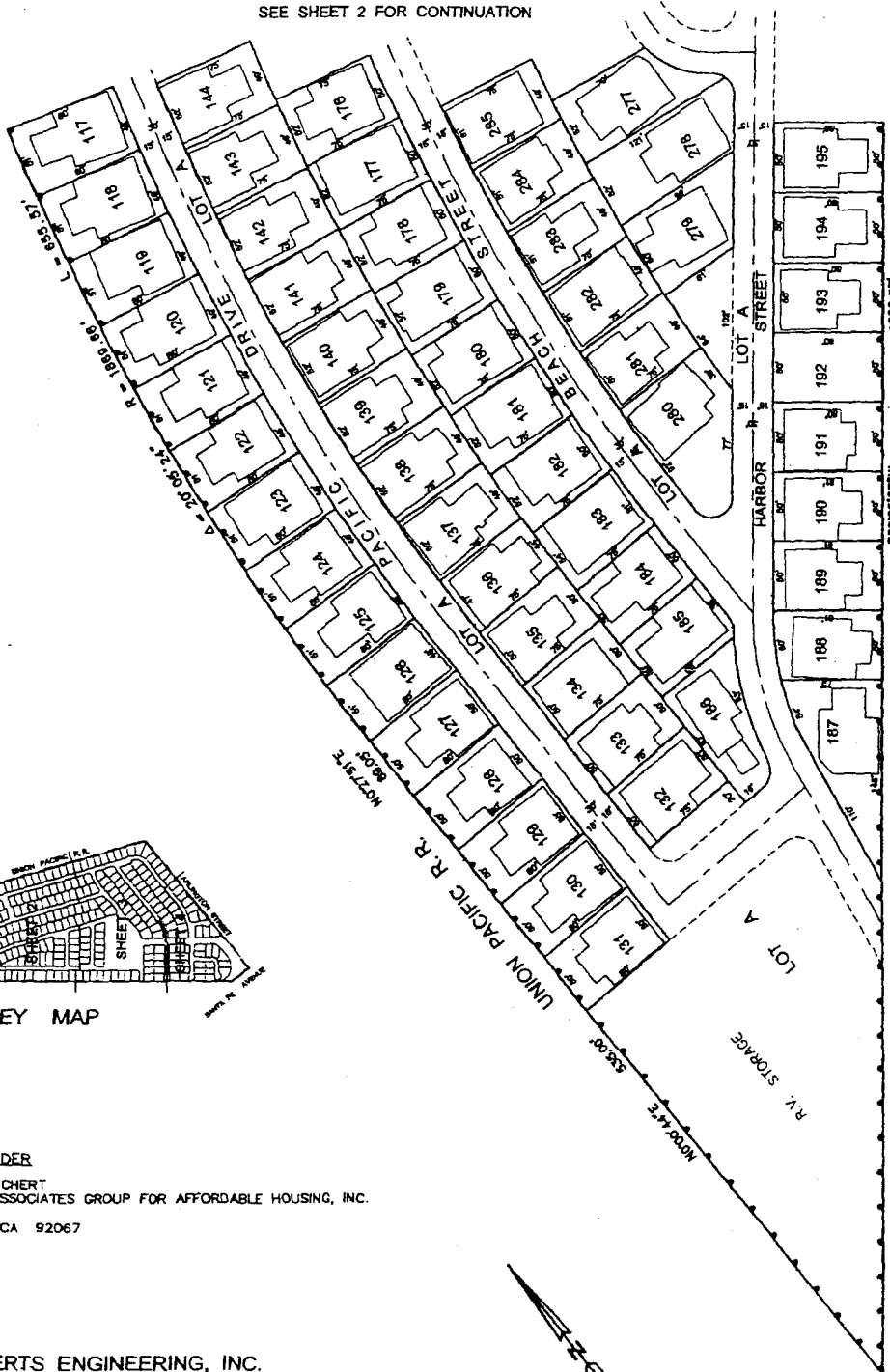
The project area consists of acreage that, in general, is fully developed and operational. The proposed project does not propose new land uses or construction that will cause substantial adverse environmental effects to human life, either directly or indirectly related to the project. As a result, there will be no impact.

TENTATIVE TRACT MAP No. 62384

IN THE CITY OF LONG BEACH
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

A PORTION OF THE RANCHO SAN PEDRO AS SHOWN ON MAP RECORDED IN BOOK 1 PAGES 119 THROUGH 121 INCLUSIVE OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND THAT PORTION OF THE RANCHO LOS CERRITOS AS SHOWN ON MAP RECORDED IN BOOK 2 PAGES 202 THROUGH 205 INCLUSIVE OF PATENTS, IN THE OFFICE OF SAID COUNTY RECORDER AND THAT PORTION OF TRACT NO. 6823, AS PER MAP RECORDED IN BOOK 74 PAGE 61 OF MAPS, RECORDS OF SAID COUNTY, INCLUDING THOSE STREETS IN SAID TRACT NO. 6823 NOW VACATED. ALL IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

SEE SHEET 2 FOR CONTINUATION



OWNER / SUBDIVIDER

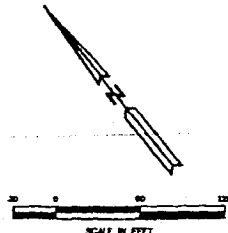
OWNER: MYRON REICHERT
SUBDIVIDER: THE ASSOCIATES GROUP FOR AFFORDABLE HOUSING, INC.
P.O. BOX 8729
RANCH SANTA FE, CA 92067
(858) 759-1137

PREPARED BY

PALLER-ROBERTS ENGINEERING, INC.
CONSULTING CIVIL ENGINEERS

5701 Slauson Avenue, Suite 208
Culver City, California 90230 Phone (310) 641-1853

Phillip G. Roberts, RCE 27269



SCALE: 1" = 60'

SHEET 2 OF 4 SHEETS

TENTATIVE TRACT MAP No. 62384

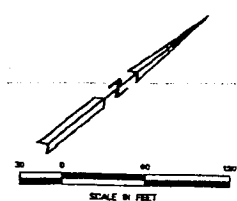
IN THE CITY OF LONG BEACH
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

A PORTION OF THE RANCHO SAN PEDRO AS SHOWN ON MAP RECORDED IN BOOK 1 PAGES 119 THROUGH 121 INCLUSIVE OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND THAT PORTION OF THE RANCHO LOS CERRITOS AS SHOWN ON MAP RECORDED IN BOOK 2 PAGES 202 THROUGH 205 INCLUSIVE OF PATENTS, IN THE OFFICE OF SAID COUNTY RECORDER AND THAT PORTION OF TRACT NO. 6823, AS PER MAP RECORDED IN BOOK 74 PAGE 61 OF MAPS, RECORDS OF SAID COUNTY, INCLUDING THOSE STREETS IN SAID TRACT NO. 6823 NOW VACATED. ALL IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.



SEE SHEET 1 FOR CONTINUATION

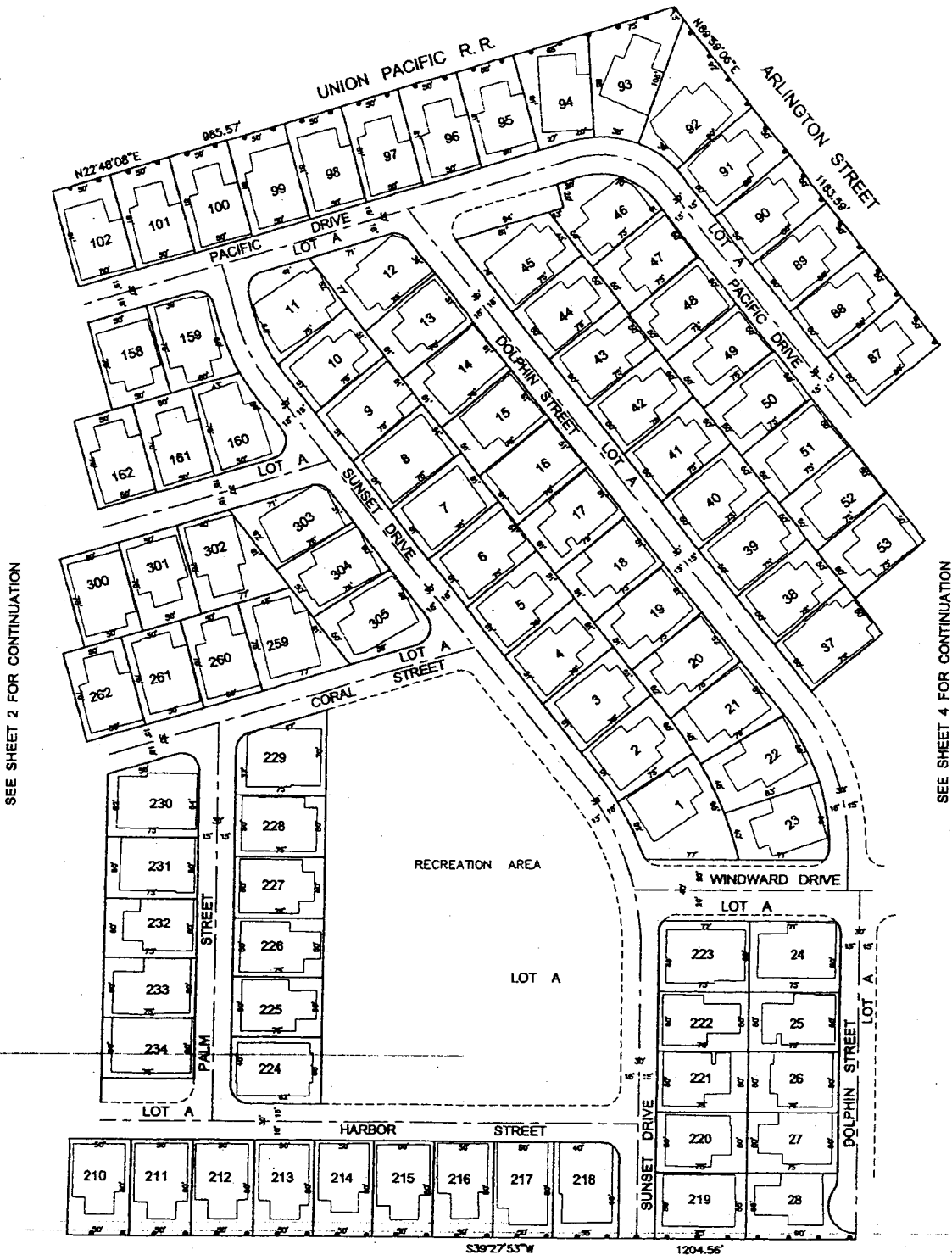
SEE SHEET 3 FOR CONTINUATION



TENTATIVE TRACT MAP No. 62384

IN THE CITY OF LONG BEACH
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

A PORTION OF THE RANCHO SAN PEDRO AS SHOWN ON MAP RECORDED IN BOOK 1 PAGES 119 THROUGH 121 INCLUSIVE OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND THAT PORTION OF THE RANCHO LOS CERRITOS AS SHOWN ON MAP RECORDED IN BOOK 2 PAGES 202 THROUGH 205 INCLUSIVE OF PATENTS, IN THE OFFICE OF SAID COUNTY RECORDER AND THAT PORTION OF TRACT NO. 6823, AS PER MAP RECORDED IN BOOK 74 PAGE 61 OF MAPS, RECORDS OF SAID COUNTY, INCLUDING THOSE STREETS IN SAID TRACT NO. 6823 NOW VACATED. ALL IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

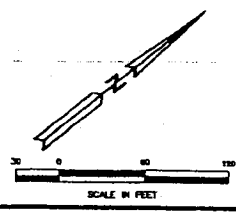


SEE SHEET 2 FOR CONTINUATION

SEE SHEET 4 FOR CONTINUATION

S39°27'53"W

1204.56'



From:
Windward Village
3595 Santa Fe Ave # 108
Long Beach, CA 90810

March 28th, 2007

Planning Department
Long Beach City Council
333 W. Ocean Bl. 4th Floor
Long Beach, CA 90802
Fax 562-570-6753

Mr. Jeff Winklepleck and Councilpersons at Large,

I have been a resident/owner at Windward Village Mobile Home Park since 1991

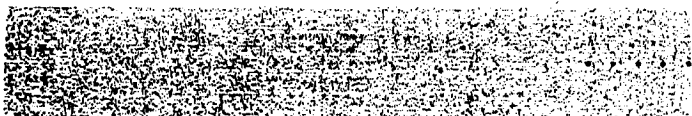
This letter is to express my unequivocal support of the parks conversion. I believe the ability of each of us to buy our own lot to be a good thing, for the following reasons;

- Inhibits future space rental increases
- Allows me to own property with the potential for Capital Appreciation
- Fosters pride of ownership within the park
- Ultimately Increase Affordable Home Ownership within District 7
- Allow us, as resident owners, to have more democratic control of the park's policies and rules

It is my understanding that if this conversion is not approved in the most timely fashion We will not only loose the window of opportunity (it has happened here in the past) and/or it will cost each resident considerably more money. So, once again, I am in favor of the planning commission and Council at large approving this conversion without further delay.

Sincerely,

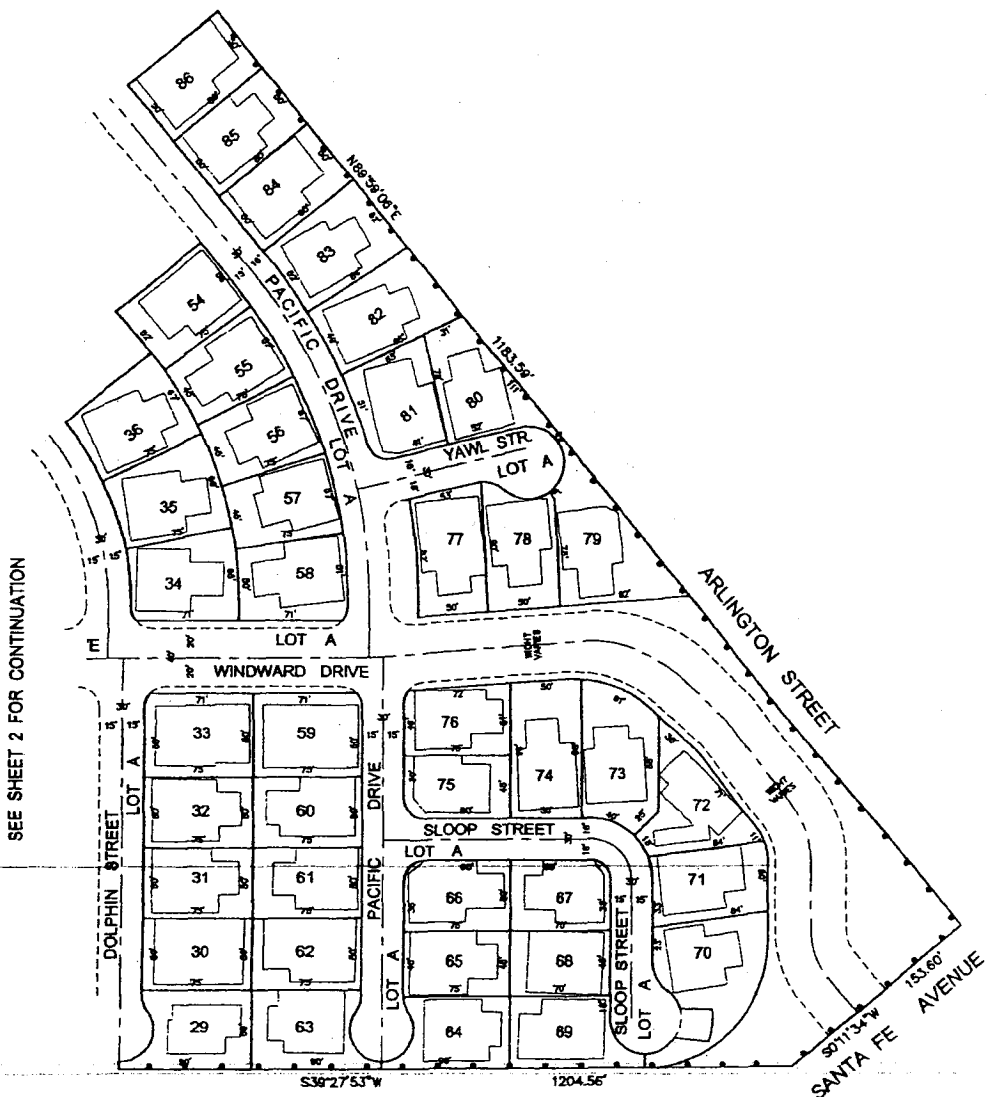
Ernie Williams Jr.
ERNEST WILLIAMS JR.



TENTATIVE TRACT MAP No. 62384

IN THE CITY OF LONG BEACH
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

A PORTION OF THE RANCHO SAN PEDRO AS SHOWN ON MAP RECORDED IN BOOK 1 PAGES 119 THROUGH 121 INCLUSIVE OF PATENTS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND THAT PORTION OF THE RANCHO LOS CERRITOS AS SHOWN ON MAP RECORDED IN BOOK 2 PAGES 202 THROUGH 205 INCLUSIVE OF PATENTS, IN THE OFFICE OF SAID COUNTY RECORDER AND THAT PORTION OF TRACT NO. 6823, AS PER MAP RECORDED IN BOOK 74 PAGE 61 OF MAPS, RECORDS OF SAID COUNTY, INCLUDING THOSE STREETS IN SAID TRACT NO. 6823 NOW VACATED. ALL IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.



Windward Village
3595 Santa Fe Ave #130
Long Beach, CA 90810

March 28 2007

Planning Department
Long Beach City Council
333 W. Ocean Blvd., 4th Floor
Long Beach, CA 90802
Fax 562-570-6753

Mr. Jeff Winiwlepleck and Councilpersons at Large,

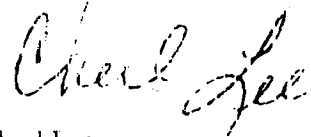
I have been a resident/owner at Windward Village Mobil Home Park since 1991

This letter is to express my unequivocal support of the parks conversion. I believe the ability of each of us to buy our own lot to be a good thing, for the following reasons:

- Inhibits future space rental increases.
- Fosters pride of ownership within the park.
- Allows me to own property with the potential for Capital Appreciation.
- Allows us, as resident owners, to have more democratic control of the park's policies and rules.

It is my understanding that if this conversion is not approved in the most timely fashion, we will not only loose the window of opportunity (it has happened here in the past), and/or it will cost each resident considerably more money. So, once again, I am in favor of the planning commission and Council at Large approving this conversion without further delay.

Sincerely,



Cheryl Lee

26 March 2007

Mary McClenaghan
Windward Village
3595 Santa Fe Avenue, Space 286
Long Beach, California 90810

Planning Department
Long Beach City Council
333 W. Ocean Blvd 4th Floor
Long Beach, California 90802
FAX: 562-570-6753

Mr. Jeff Winklepleck and Councilpersons at Large

I have been a resident/owner at Windward Village Mobile Home Park since August 1989.

This letter is to express my UNEQUIVOCAL SUPPORT of the parks conversion. I believe the ability of each of us to buy our own lot to be a good and necessary thing, for the following reasons:

1. Inhibits future space rental increases.
2. Each rent increase reduces the value of our homes and soon it will be unaffordable to live in the park.
3. Allows me to own property with the potential for Capital Appreciation
4. Fosters pride of ownership within the park
5. Ultimately Increases Affordable Home Ownership within District 7
6. Allow us, as resident owners, to have more democratic control of the park's policies and rules

It is my understanding that if this conversion is not approved in the most timely fashion WE will not only loose the window of opportunity (it has happened here in the past) and/or it will cost each resident considerably more money. I believe it is imperative that the planning commission and Council approve this conversion as soon as possible.

Sincerely,



Mary M. McClenaghan
Space 286

#2

From: *M. S. ...*
Windward Village
3595 Santa Fe Ave # *123*
Long Beach, CA 90810

March 28th, 2007

Planning Department
Long Beach City Council
333 W. Ocean Bl. 4th Floor
Long Beach, CA 90802
Fax 562-570-6753

Mr. Jeff Winklepleck and Councilpersons at Large,

I have been a resident/owner at Windward Village Mobile Home Park since _____

This letter is to express my unequivocal support of the parks conversion. I believe the ability of each of us to buy our own lot to be a good thing, for the following reasons;

- Inhibits future space rental increases
- Allows me to own property with the potential for Capital Appreciation
- Fosters pride of ownership within the park
- Ultimately Increase Affordable Home Ownership within District 7
- Allow us, as resident owners, to have more democratic control of the park's policies and rules

It is my understanding that if this conversion is not approved in the most timely fashion We will not only loose the window of opportunity (it has happened here in the past) and/or it will cost each resident considerably more money. So, once again, I am in favor of the planning commission and Council at large approving this conversion without further delay.

Sincerely,

M. S. ...

From: Melissa Williams
Windward Village
3095 Santa Fe Ave # 142
Long Beach, CA 90810

March 28th, 2007

Planning Department
Long Beach City Council
333 W. Ocean Bl. 4th Floor
Long Beach, CA 90802
Fax 562-570-6753

Mr. Jeff Winkiepleck and Councilpersons at Large,

I have been a resident/owner at Windward Village Mobile Home Park since 7/06

This letter is to express my unequivocal support of the parks conversion. I believe the ability of each of us to buy our own lot to be a good thing, for the following reasons;

- Inhibits future space rental increases
- Allows me to own property with the potential for Capital Appreciation
- Fosters pride of ownership within the park
- Ultimately Increase Affordable Home Ownership within District 7
- Allow us, as resident owners, to have more democratic control of the park's policies and rules

It is my understanding that if this conversion is not approved in the most timely fashion We will not only loose the window of opportunity (it has happened here in the past) and/or it will cost each resident considerably more money. So, once again, I am in favor of the planning commission and Council at large approving this conversion without further delay.

Sincerely,

Melissa Williams
Melissa Williams Jason Williams

March 28, 2007

To: Planning Department
Long Beach City Council
333 W. Ocean Bl. 4th Floor
Long Beach, Ca 90802

ATTN: Mr Jeff Winkiepeck

From: L.M. Quigley
3595 Santa Fe Ave Sp#141
Long Beach, Ca 90810

RE: Case # 0308-05

This letter is in opposition to the proposed zoning change from RM to R-4-M wherein I will argue against each bullet point in the form letter faxed to you. I have been a resident of this park since December of 1985, my wife has been here since mid-1978, a plank-owner if you will.

First: Inhibit future space rental increases This is a bad joke, since virtually every condominium/resident-owned park project starts with a very low association/residence/maintenance fee. Initial fees are almost always set far too low, then the board of governors (or whatever title they choose) decides an increase is needed within the first year, and often within the first quarter of operation. In discussing this with other residents who initially were in favor of this project, many have brought up to me that they can see this happening. The increases would make it difficult, if not impossible, financially for those who qualify for loans on a marginal or near-marginal basis. Any member of the planning commission or city council could take a slow ride (or walk if so inclined) around this park and see for themselves the spaces where the residents either do not care or cannot afford to maintain their home to reflect a little pride in themselves or their home. Also, many of the units are still under HUD which cuts the cost of owning dramatically versus property taxes, which buying the land will put those who do buy on the tax rolls.

Allows me to own property with the potential for Capital Appreciation The only thing that would appreciate would be (possibly) the value of the land. Check with the banking industry and one will find that most will not loan any money for a mobile (or trailer) home. Those that do make a loan treat these units more like a used car, in that value, except for inflation, declines.

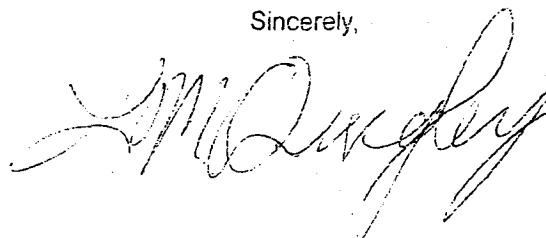
Fosters pride of ownership within the park Again, take a good, hard, long look around this park. It is a certainty that some residents come from third-world countries and see nothing wrong in what is around them because that is the conditions they are used to living in.

Ultimately increase Affordable Home Ownership This so blatantly wrong I won't bother with it. (See above)

Allow us, as resident owners, to have more democratic control of park policy and rules Another JOKE!!! Many who don't like the speed limits (state law) in this park already ignore them, as well as the "No Parking" on our roadways. These roadways are not streets by definition of state law and NTSB recommendation because they are too narrow. Some have even approached park management to say that "When we buy this, we will play our music, drive, park how we want," etc. Pick any one or all three, your choice. The result of this will almost certainly be many more police calls (they don't have enough to do??) and when people are unable or unwilling to pay a larger park fee this will probably result in court actions (as if the courts aren't jammed enough?) to remove them.

This "Buy the Park" routine was tried approximately fifteen years ago and failed for many of the same reasons, as well as a frequently and publicly stated intention by those who started the idea, to gouge those who chose to rent rather than buy if unusual expenses were incurred.

Sincerely,



From: Rick & Sharon Brewer
Windward Village
3595 Santa Fe Ave.
Space # 177 & 176
Long Beach, CA.
90810

March 27, 2007

Planning Department
Long Beach City Council
333 W. Ocean Blvd. 4th Floor
Long Beach, CA. 90802
Fax 562.570.6753

Mr. Jeff Winklepleck and Council persons;

I have been a resident and owner at Windward Village Mobile Home Park since 1990. This letter is to express my unequivocal support of the park conversion. I believe the ability of each of us to buy our own lot to be a good thing, for the following reasons;

- Inhibits future space rental increases.
- Allows residents to own property with the potential for capital appreciation.
- Fosters pride of ownership within the park.
- Ultimately increases affordable home ownership within district 7.
- Allows us, as resident owners to have more democratic control of the park's policies and Rules.

It is my understanding that if this conversion is not approved quickly that residents will loose the window of opportunity as if has happened many times in the past. If the purchase fails, all residents stand to loose more monies with increase in space rents.

So, I am in favor of the planning commission and the Council approving the conversion.

Sincerely


Rick and Sharon Brewer

3-27-07

Planning Commission:

In regards to the change of Windward Village Mobil Home Park I feel like many of us are not being heard. As an owner built of Windward Park was built I would like my feelings heard.

Many of us would not have a mound in the

Windward Park to get away from owning property as we would still be living in our homes. It is not desirable place to buy. Edison, Santa Fe Park, and Liberty etc. This is only one of many times they have tried to sell the Park to residents. Please consider removing this mound & turn it down. Sincerely

Jacques Tompkins #140

**HOMES
FOR SALE**
R & B COMMUNITIES
(562) 424-0569

Windward Village

3596





Windward Village Long Beach CA



Windward village

Windward Village Long Beach CA



Windward village

Windward Village Long Beach CA



Windward village

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE
AMENDING THE USE DISTRICT MAP OF THE CITY OF
LONG BEACH AS SAID MAP HAS BEEN ESTABLISHED
AND AMENDED BY AMENDING PORTIONS OF PART 14
OF SAID MAP FROM MOBILEHOME PARK (RM) TO
SUBDIVIDED MOBILEHOME PARK (R-4-M)
(RZ-0308-05)

The City Council of the City of Long Beach ordains as follows:

Section 1. Environmental documentation having been prepared, certified, received and considered as required by law, and the City Council hereby finding that the proposed change will not adversely affect the character, livability or appropriate development of the surrounding area and that the proposed change is consistent with the goals, objectives and provisions of the General Plan, the official Use District Map of the City of Long Beach, as established and amended, is further amended by amending portions of Part 14 of said Map to rezone the subject property from Mobilehome Park (RM) to Subdivided Mobilehome Park (R-4-M). That portion of Part 14 of said map that is amended by this ordinance is depicted on Exhibit "A" which are attached hereto and by this reference made a part of this ordinance and the official Use District Map.

Section 2. All ordinances and parts of ordinances in conflict herewith are hereby repealed.

Section 3. The City Clerk shall certify to the passage of this ordinance by the City Council and cause it to be posted in three conspicuous places in the City of Long

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

1 Beach, and it shall take effect on the thirty-first day after it is approved by the Mayor.

2 I hereby certify that the foregoing ordinance was adopted by the City
3 Council of the City of Long Beach at its meeting of _____, 2007,
4 by the following vote:

5
6 Ayes: Councilmembers: _____
7 _____
8 _____
9 _____

10 Noes: Councilmembers: _____
11 _____

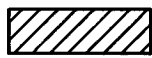
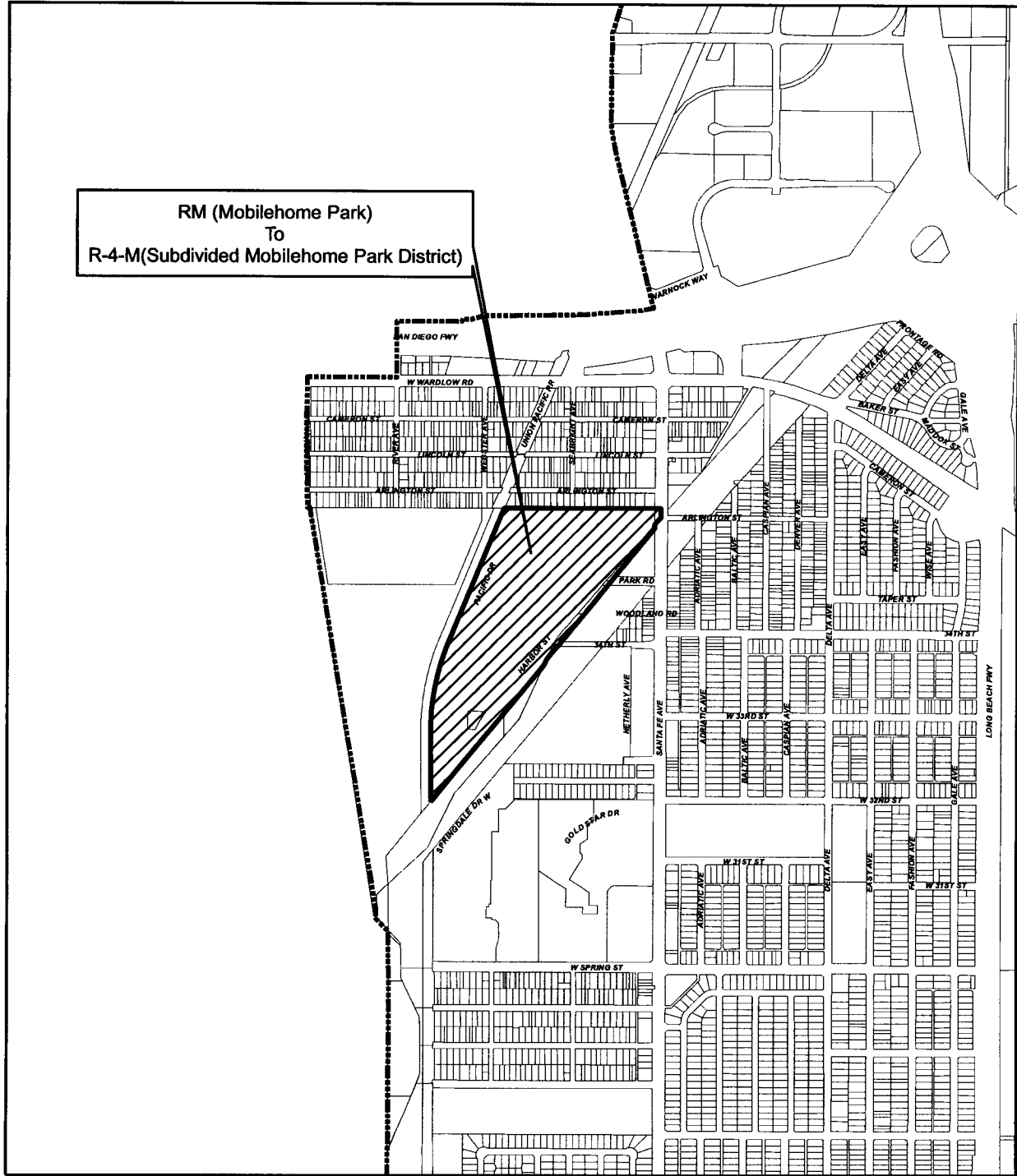
12 Absent: Councilmembers: _____
13 _____

14
15
16 _____
17 City Clerk

18 Approved: _____
19
20
21
22
23
24
25
26
27
28 _____
Mayor

MJM:kjm 4/23/07 #07-01634

RM (Mobilehome Park)
To
R-4-M (Subdivided Mobilehome Park District)



Area to be changed from RM to R-4-M



PROPOSED
AMENDMENT TO A PORTION OF PART 14
OF THE USE DISTRICT MAP

Rezoning Case #
0308-05

EXHIBIT "A"

1 ORDINANCE NO.

2
3 AN ORDINANCE OF THE CITY COUNCIL OF THE
4 CITY OF LONG BEACH AMENDING THE LONG BEACH
5 MUNICIPAL CODE BY AMENDING SECTION 21.31.205 BY
6 AMENDING TABLES 31-1, 31-2A, AND 31-2B; BY ADDING
7 ARTICLE 3 TO CHAPTER 20.34, BY ADDING SUBSECTION
8 S TO 21.31.020, AND BY ADDING SECTION 21.52.244, ALL
9 RELATED TO MOBILEHOME ZONING

10
11 The City Council of the City of Long Beach ordains as follows:

12
13 Section 1. Section 21.31.205 of the Long Beach Municipal Code is
14 amended by amending Tables 31-1, 31-2A, and 31-2B to read as follows:

15 Table 31-1
16 Uses in Residential Zones

17

Residential Zone District Land Use	R-4-M
Single Family Detached	N
Single Family Attached	N
Duplex	N
Three-Family Dwelling	N
Four-Family Dwelling	N
Multi-Family Dwelling	N
Townhouse	N
Modular or Manufactured Housing Unit Placed on a Permanent Foundation	Y
<u>Mobilehome Park (as to unsold spaces)</u>	<u>Y</u>
<u>Subdivision of Existing Mobilehome Park</u> <u>(See Section 21.52.244)</u>	<u>C</u>
Secondary Housing Units	N
Special Group Residence	N
Commercial Uses	
Bed & Breakfast Inns	N
Office Commercial	N
Residential Historic Landmark Buildings	N

18
19
20
21
22
23
24
25
26
27
28

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

Restaurant	N
Retail Commercial	N
Carnival, et al	N
Cellular and Personal Communication Services	N
Church	N
Common Recreational Facilities	Y
Construction Trailer	N
Courtesy Parking for Nonresidential Use	N
Child Day Care Home Small or Large Facility	N
Day Care Center (15 or more persons)	N
Detached Accessory Room	Y
Electrical Distribution Station	N
Group Home (1-6 persons)	N
Home Occupation	Y
Interim Parks	
a. Community Gardens	N
b. Passive Parks	N
c. Playgrounds	Y
d. Recreational Parks	N
Private School (elementary)	N
Recreational Vehicle Parking	Y*
Room Rentals	Y
Sandwiched Lot Development	N
Storage of Chattel	A
Trailer or Dwelling Unit Used as Sales Office	T
Vehicle Parking and Storage	A

Section 2. Section 21.31.205 of the Long Beach Municipal Code is amended by adding District R-4-M to Table 31-2A to read as follows:

Table 31-2A
 Residential Development Standards

District	Units Per Lot	Lot Area Per Unit	Minimum Lot Area (sq. feet)	Minimum Lot Width	Front Setback	Side Setback	Rear Setback	Maximum Height	Maximum Lot Coverage	Min Open Space	Floor Area Ratio
<u>R-4-M</u>	<u>1</u>	<u>3,100 sq. ft</u>	<u>3,100 sq.ft</u>	<u>32 feet</u>	<u>0 feet</u>	<u>5 feet</u>	<u>3 feet</u>	<u>20 feet</u>	<u>75%</u>	<u>10%</u>	<u>N/A</u>

//

1 Section 3. Section 21.31.205 of the Long Beach Municipal Code is
2 amended by adding District R-4-M to Table 31-2B to read as follows:

3
4 Table 31-2B
Residential Densities for Multi-family Districts

5

District	Site Area (sq. feet)	Site Width	Permitted Density Sq. Ft. of Site Area Per Unit
<u>R-4-M</u>	<u>3,100 sq. feet min.</u>	<u>32 feet min.</u>	<u>1 unit per lot</u>

6
7

8
9 Section 4. The Long Beach Municipal Code is amended by adding
10 Article 3 to Section 20.34 to read as follows:

11 **Article 3**

12 **Subdivision of an Existing Mobilehome Park to Create**
13 **Individual Ownership Lots**

14
15 **20.34.080 Right of first refusal.**

16 **Upon the subdivision of the existing mobilehome park, any**
17 **park resident who had established residency in the mobilehome park**
18 **as of the date of the issuance of a subdivision public report from the**
19 **Department of Real Estate shall have a right of first refusal to**
20 **purchase the lot upon which his/her mobilehome is located for a**
21 **period of twelve (12) months from the date of issuance of the**
22 **subdivision public report. The price to be paid by such existing**
23 **resident for the lot under his/her mobilehome shall be the initial**
24 **offering price for that lot during the twelve (12) month right of first**
25 **refusal period.**

26
27 **20.34.090 Lifetime leases.**

28 **Lifetime leases for the occupied lots shall be offered to**

1 mobilehome owners who elect neither to purchase their site nor to
2 relocate. The right to enter into a lifetime lease shall expire no earlier
3 than the period of twelve (12) months from the date of issuance of
4 the subdivision public report issued by the Department of Real
5 Estate. All lifetime leases shall include the following conditions:

6 A. Mobilehome owners shall have the option of canceling the lease
7 at any time upon 30 days written notice to the mobilehome park owners.

8 B. Mobilehome owners cannot be evicted except pursuant to
9 Article 6 of the State Mobilehome Residency Law, Civil Code section 798.55
10 et seq.;

11 C. Terms and conditions of the lifetime lot lease shall be the same
12 as those contained in the current lease or rental agreement for the
13 mobilehome space.

14 D. To avoid economic displacement of all non-purchasing
15 residents, any rent increases shall comply with Section 66427.5(f) of the
16 California Government Code.

17
18 **20.34.100 Compliance with state law.**

19 The subdivider of the mobilehome park shall comply with all
20 applicable state and local laws in effect at the time of the subdivision
21 and shall have given all required notices to the existing and incoming
22 park residents during the subdivision process.

23
24 **20.34.110 Infrastructure facilities survey required.**

25 Prior to approval of the Final Map, the applicant and/or
26 successors shall provide the City and all purchasers a copy of an
27 infrastructure facilities survey to be conducted by a qualified firm
28 approved by the Department of Planning and Building. The survey

1 shall indicate the life expectancy of the infrastructure (including, but
2 not limited to, sewer, water, gas, electric, streets and common areas)
3 and shall indicate existing deficiencies. If the life expectancy of the
4 infrastructure is less than 10 years, the subdivider and/or
5 successors shall identify an adequate funding source to replace the
6 infrastructure in a timely manner to the satisfaction of the Director of
7 Planning and Building. If the survey identifies deficiencies, the
8 applicant and/or successors shall repair the deficiencies to comply
9 with applicable health and safety requirements.

10
11 Section 5. The Long Beach Municipal Code is amended by adding
12 Subsection S to 21.31.020 to read as follows:

13 S. The R-4-M District is a moderate density subdivided
14 mobilehome park development district. The district recognizes the
15 wishes of mobilehome owners in rental mobilehome parks to be
16 given the opportunity to own the space on which their mobilehome is
17 located. Such subdivisions of mobilehome parks to resident
18 ownership is encouraged by the State of California as an appropriate
19 method of preserving low income housing stock.

20
21 Section 6. The Long Beach Municipal Code is amended by adding
22 Section 21.52.244 to read as follows:

23 21.52.244 Subdivision of existing mobilehome park.

24 The following special conditions shall apply to subdivision of
25 an existing mobilehome park:

26 A. The mobilehome park shall contain a minimum
27 community area open space of two hundred (200) square feet per lot.

28 B. The mobilehome park shall have a minimum density of

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

1 nine (9) units per acre.

2 C. The mobilehome park shall contain a minimum of one
3 (1) guest parking space for each fifteen (15) lots.

4 D. The mobilehome park shall contain a minimum of one
5 hundred (100) square feet of recreational vehicle storage per lot.

6 E. The mobilehome park shall have a minimum project
7 setback of twenty (20) feet from any public street

8 F. RV storage and vehicle parking and storage shall be
9 reserved for use by the owners/tenants of the mobilehome park.

10
11 Section 7. The City Clerk shall certify to the passage of this ordinance by
12 the City Council and cause it to be posted in three conspicuous places in the City of Long
13 Beach, and it shall take effect on the thirty-first day after it is approved by the Mayor.

14 I hereby certify that the foregoing ordinance was adopted by the City
15 Council of the City of Long Beach at its meeting of _____, 2007, by
16 the following vote:

17
18 Ayes: Councilmembers: _____

19 _____
20 _____
21 _____
22 Noes: Councilmembers: _____

23 _____
24 Absent: Councilmembers: _____

25 _____
26 _____
27 _____
28 _____
City Clerk

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25
- 26
- 27
- 28

Approved: _____

Mayor

MJM:kjm 4/23/07 #07-01634

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

Retail Commercial	N
Carnival, et al	N
Cellular and Personal Communication Services	N
Church	N
Common Recreational Facilities	Y
Construction Trailer	N
Courtesy Parking for Nonresidential Use	N
Child Day Care Home Small or Large Facility	N
Day Care Center (15 or more persons)	N
Detached Accessory Room	Y
Electrical Distribution Station	N
Group Home (1-6 persons)	N
Home Occupation	Y
Interim Parks	
a. Community Gardens	N
b. Passive Parks	N
c. Playgrounds	Y
d. Recreational Parks	N
Private School (elementary)	N
Recreational Vehicle Parking	Y*
Room Rentals	Y
Sandwiched Lot Development	N
Storage of Chattel	A
Trailer or Dwelling Unit Used as Sales Office	T
Vehicle Parking and Storage	A

Section 2. Section 21.31.205 of the Long Beach Municipal Code is amended by adding District R-4-M to Table 31-2A to read as follows:

Table 31-2A
 Residential Development Standards

District	Units Per Lot	Lot Area Per Unit	Minimum Lot Area (sq. feet)	Minimum Lot Width	Front Setback	Side Setback	Rear Setback	Maximum Height	Maximum Lot Coverage	Min Open Space	Floor Area Ratio
R-4-M	1	3,100 sq. ft	3,100 sq.ft	32 feet	0 feet	5 feet	3 feet	20 feet	75%	10%	N/A

//
 //

1 Section 3. Section 21.31.205 of the Long Beach Municipal Code is
2 amended by adding District R-4-M to Table 31-2B to read as follows:

3
4 Table 31-2B
Residential Densities for Multi-family Districts

5

District	Site Area (sq. feet)	Site Width	Permitted Density Sq. Ft. of Site Area Per Unit
R-4-M	3,100 sq. feet min.	32 feet min.	1 unit per lot

6
7

8
9 Section 4. The Long Beach Municipal Code is amended by adding
10 Article 3 to Section 20.34 to read as follows:

11 Article 3

12 Subdivision of an Existing Mobilehome Park to Create
13 Individual Ownership Lots

14
15 20.34.080 Right of first refusal.

16 Upon the subdivision of the existing mobilehome park, any park
17 resident who had established residency in the mobilehome park as of the
18 date of the issuance of a subdivision public report from the Department of
19 Real Estate shall have a right of first refusal to purchase the lot upon
20 which his/her mobilehome is located for a period of twelve (12) months
21 from the date of issuance of the subdivision public report. The price to be
22 paid by such existing resident for the lot under his/her mobilehome shall
23 be the initial offering price for that lot during the twelve (12) month right of
24 first refusal period.

25
26 20.34.090 Lifetime leases.

27 Lifetime leases for the occupied lots shall be offered to mobilehome
28 owners who elect neither to purchase their site nor to relocate. The right to

1 enter into a lifetime lease shall expire no earlier than the period of twelve
2 (12) months from the date of issuance of the subdivision public report
3 issued by the Department of Real Estate. All lifetime leases shall include
4 the following conditions:

- 5 A. Mobilehome owners shall have the option of canceling the lease at
6 any time upon 30 days written notice to the mobilehome park owners.
- 7 B. Mobilehome owners cannot be evicted except pursuant to Article 6 of
8 the State Mobilehome Residency Law, Civil Code section 798.55 et seq.;
- 9 C. Terms and conditions of the lifetime lot lease shall be the same as
10 those contained in the current lease or rental agreement for the mobilehome
11 space.
- 12 D. To avoid economic displacement of all non-purchasing residents,
13 any rent increases shall comply with Section 66427.5(f) of the California
14 Government Code.

15
16 20.34.100 Compliance with state law.

17 The subdivider of the mobilehome park shall comply with all applicable
18 state and local laws in effect at the time of the subdivision and shall have
19 given all required notices to the existing and incoming park residents during
20 the subdivision process.

21
22 20.34.110 Infrastructure facilities survey required.

23 Prior to approval of the Final Map, the applicant and/or successors
24 shall provide the City and all purchasers a copy of an infrastructure
25 facilities survey to be conducted by a qualified firm approved by the
26 Department of Planning and Building. The survey shall indicate the life
27 expectancy of the infrastructure (including, but not limited to, sewer, water,
28 gas, electric, streets and common areas) and shall indicate existing

1 deficiencies. If the life expectancy of the infrastructure is less than 10
2 years, the subdivider and/or successors shall identify an adequate funding
3 source to replace the infrastructure in a timely manner to the satisfaction
4 of the Director of Planning and Building. If the survey identifies
5 deficiencies, the applicant and/or successors shall repair the deficiencies
6 to comply with applicable health and safety requirements.

7
8 Section 5. The Long Beach Municipal Code is amended by adding
9 Subsection S to 21.31.020 to read as follows:

10 S. The R-4-M District is a moderate density subdivided
11 mobilehome park development district. The district recognizes the wishes
12 of mobilehome owners in rental mobilehome parks to be given the
13 opportunity to own the space on which their mobilehome is located. Such
14 subdivisions of mobilehome parks to resident ownership is encouraged by
15 the State of California as an appropriate method of preserving low income
16 housing stock.

17
18 Section 6. The Long Beach Municipal Code is amended by adding
19 Section 21.52.244 to read as follows:

20 21.52.244 Subdivision of existing mobilehome park.

21 The following special conditions shall apply to subdivision of an
22 existing mobilehome park:

23 A. The mobilehome park shall contain a minimum community
24 area open space of two hundred (200) square feet per lot.

25 B. The mobilehome park shall have a minimum density of nine
26 (9) units per acre.

27 C. The mobilehome park shall contain a minimum of one (1)
28 guest parking space for each fifteen (15) lots.

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

D. The mobilehome park shall contain a minimum of one hundred (100) square feet of recreational vehicle storage per lot.

E. The mobilehome park shall have a minimum project setback of twenty (20) feet from any public street

F. RV storage and vehicle parking and storage shall be reserved for use by the owners/tenants of the mobilehome park.

Section 7. The City Clerk shall certify to the passage of this ordinance by the City Council and cause it to be posted in three conspicuous places in the City of Long Beach, and it shall take effect on the thirty-first day after it is approved by the Mayor.

I hereby certify that the foregoing ordinance 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

Approved: _____

Mayor

MJM:kjm 4/23/07 #07-01634

1 RESOLUTION NO.

2
3 A RESOLUTION OF THE CITY OF LONG BEACH
4 AUTHORIZING THE DIRECTOR OF PLANNING AND
5 BUILDING TO SUBMIT AMENDMENTS TO THE LONG
6 BEACH ZONING REGULATIONS TO THE CALIFORNIA
7 COASTAL COMMISSION FOR APPROVAL

8
9 WHEREAS, on _____, 2007, the City Council of the City of
10 Long Beach amended certain provisions of the Long Beach Zoning Regulations of the
11 City of Long Beach related to mobilehome zoning; and

12 WHEREAS, it is the desire of the City Council to submit the above
13 referenced zoning regulation amendments to the California Coastal Commission for its
14 review as implementing ordinances of the Long Beach Local Coastal Program (LCP); and

15 WHEREAS, the Planning Commission and City Council gave full
16 consideration to all facts and the proposals respecting the amendments to the zoning
17 regulations at a properly noticed and advertised public hearing; and

18 WHEREAS, the City Council approved the proposed changes to the LCP by
19 adopting the amendments to the zoning regulations. The proposed zoning regulation
20 amendments are to be carried out in a manner fully consistent with the Coastal Act and
21 become effective in the Coastal Zone immediately upon Coastal Commission
22 certification; and

23 WHEREAS, environmental documentation has been prepared, certified,
24 received and considered as required by law, and the City Council hereby finds that the
25 proposed amendments will not adversely affect the character, livability or appropriate
26 development of the surrounding properties and that the amendments are consistent with
27 the goals, objectives and provisions of the general plan;

28

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

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

3 Section 1. The amendments to the Long Beach Zoning Regulations of the
4 City of Long Beach adopted on _____, 2007, by Ordinance No.
5 _____ and by Ordinance No. _____, copies of which
6 are attached to and incorporated in this resolution as Exhibits "A" and "B" and are hereby
7 submitted to the California Coastal Commission for its earliest review as to those parts of
8 the ordinances that directly affect land use matters in that portion of the California
9 Coastal Zone within the City of Long Beach.

10 Sec. 2. The Director of Planning and Building of the City of Long Beach is
11 hereby authorized to and shall submit a certified copy of this resolution, together with
12 appropriate supporting materials, to the California Coastal Commission with a request for
13 its earliest action, as an amendment to the Local Coastal program that will take effect
14 automatically upon Commission approval pursuant to the Public Resources Code or as
15 an amendment that will require formal City Council adoption after Coastal Commission
16 approval.

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

19 //

20 //

21

22

23

24

25

26

27

28

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

I certify that this 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 5/2/07 #078-01634