

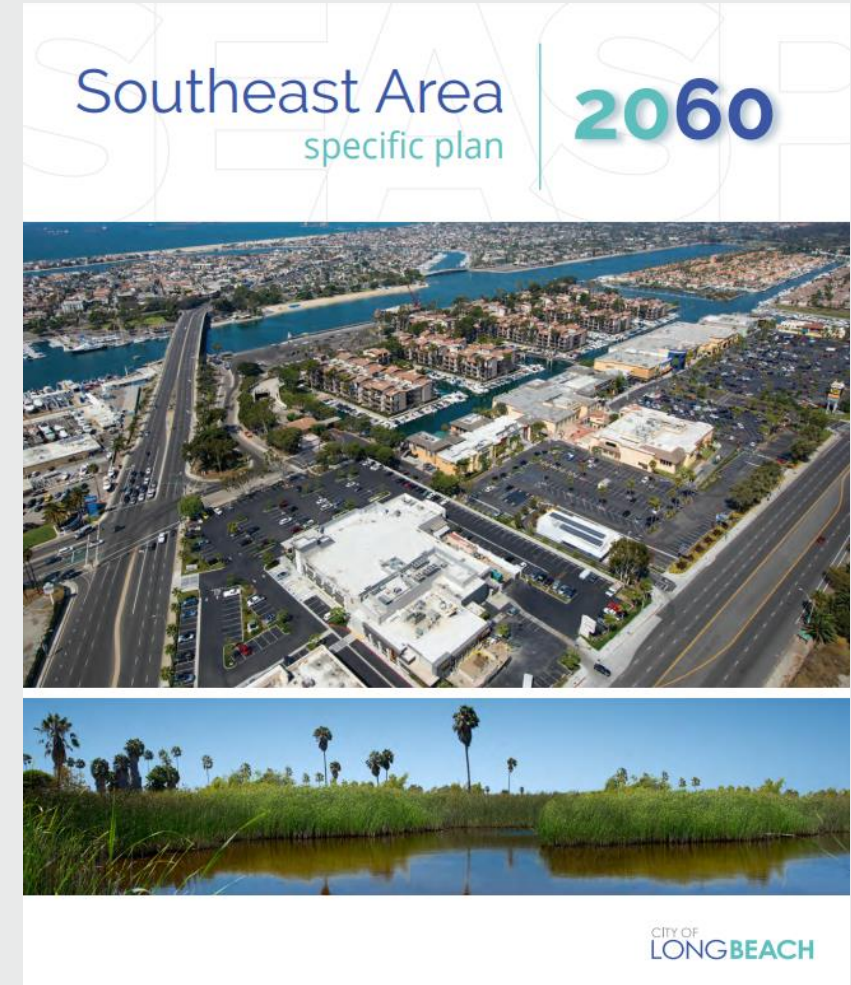


# **SEASP Sensitive Coastal Resource Impact Fee**

**City Council Public Hearing – November 1, 2022**

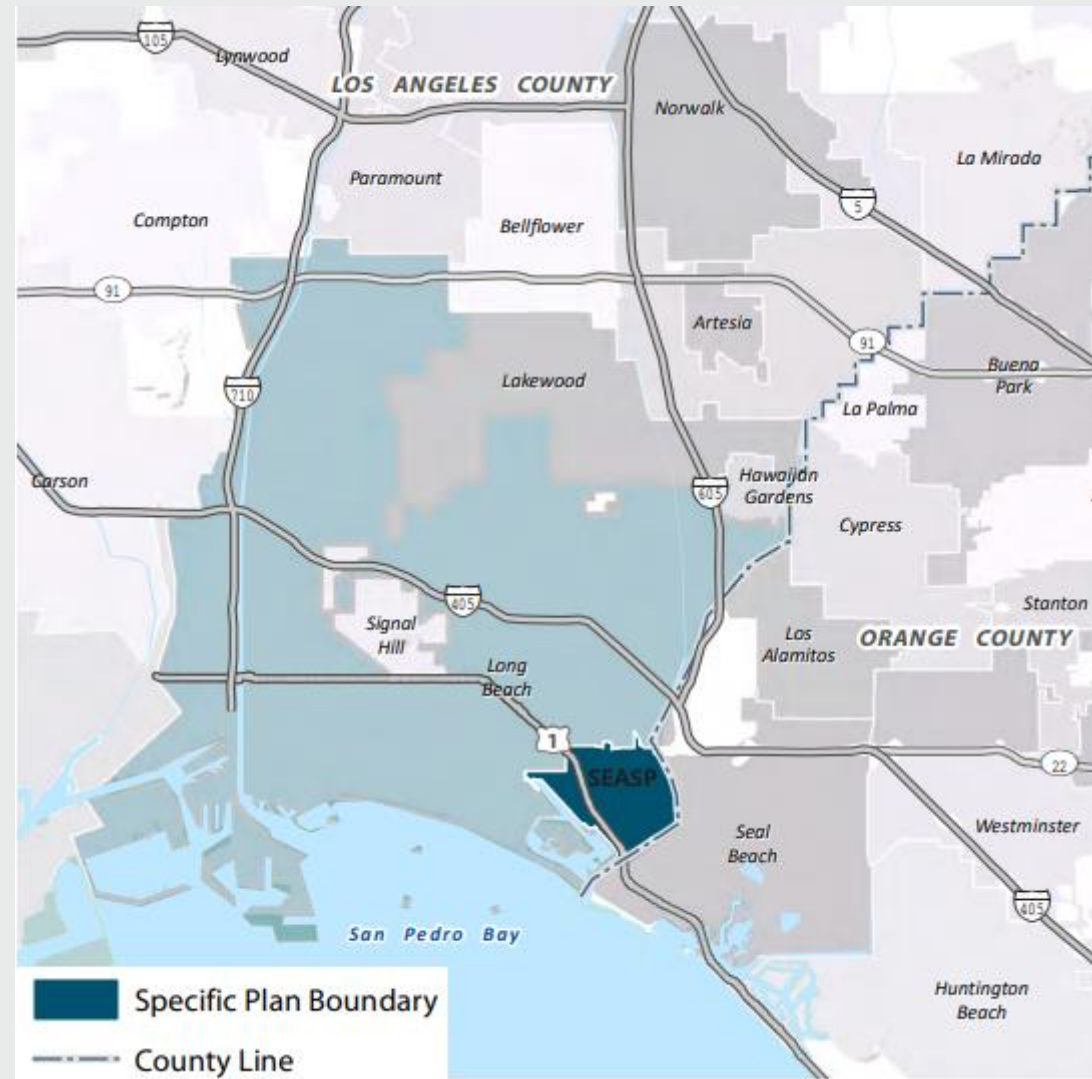
# Background

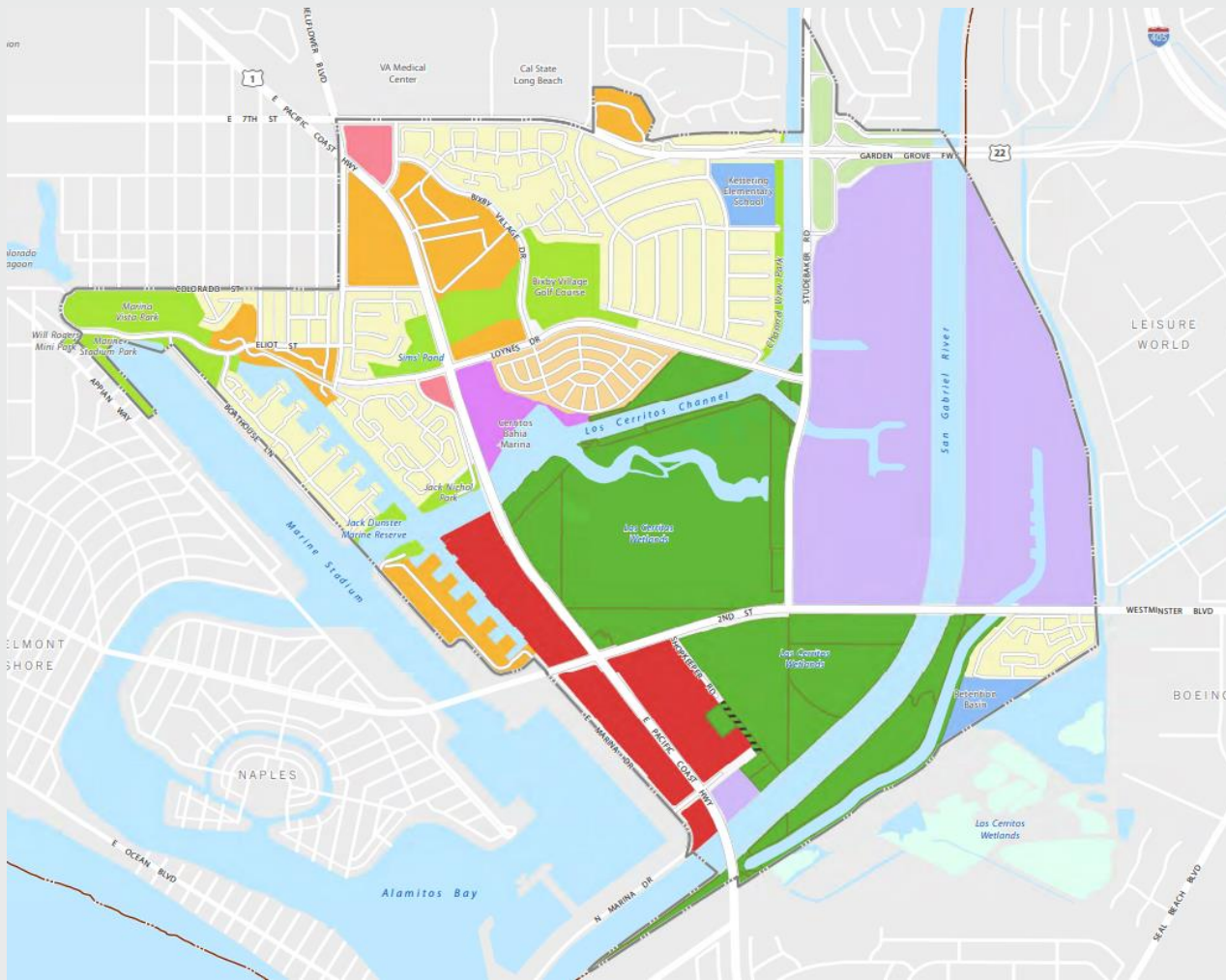
<b>September 19, 2017</b>	City Council certifies EIR 02-16 and establishes the Southeast Area Specific Plan (SEASP) (SP-2)
<b>October 8, 2020</b>	California Coastal Commission held a hearing for the Local Coastal Program Amendment (LCPA) and recommended certification of the LCPA with 16 modifications
<b>July 13, 2021</b>	City Council adopts California Coastal Commission required modifications
<b>September 8, 2021</b>	California Coastal Commission certifies SEASP





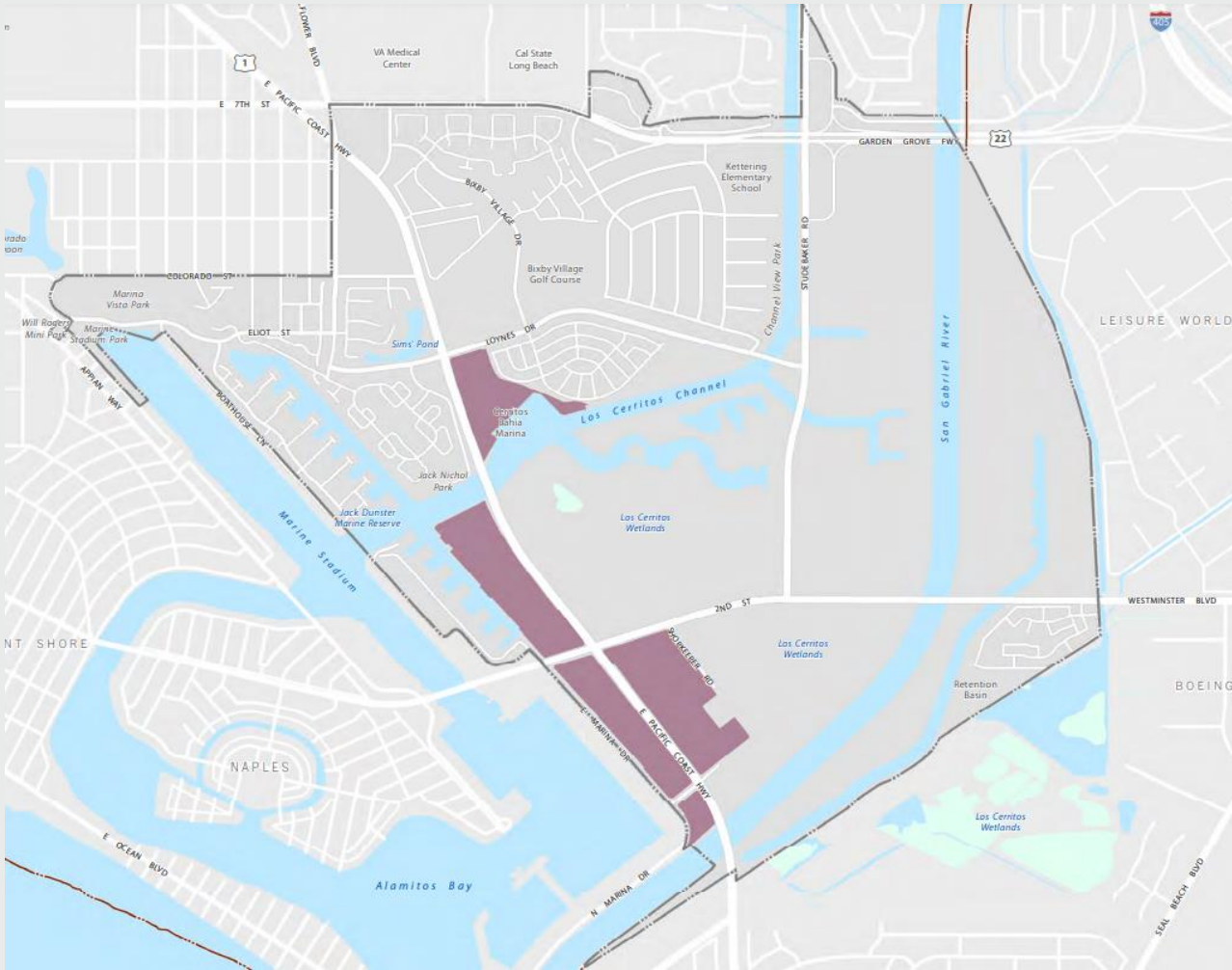
# Vicinity Map





- The SEASP represents tradeoffs and compromises that are inherent in a planning process with lengthy and complex efforts to fully engage residents, businesses, and property owners.
- The SEASP planned for the establishment of an impact fee on new development for certain parcels with the purpose of funding the monitoring and maintenance of sensitive coastal resources, along with improved public access.

# Areas of Impact



- A study was prepared to estimate the cost to monitor and maintain sensitive coastal resources in the area subject to the SEASP.
- The fee would be applied to all residential and nonresidential square footage in the Mixed-Use Commercial Core and Mixed-Use Marina land use districts of the SEASP (Areas of Change).

# Sensitive Coastal Resource Impact Fee

- This impact fee would be:
  - \$0.25 fee per gross square foot for residential development
  - \$0.25 per gross square foot for nonresidential development
- The fee shall cover a baseline study, monitoring, and maintenance of four acres of buffer and four acres of adjacent wetlands in the SEASP area.
- The City commits to establish a Wetlands Conservation and Monitoring Fund, which will receive revenue from the proposed impact fee on new development.
- Every five years, the City must review the relationship of the fee to the impact it is supposed to mitigate and to evaluate the validity of the calculations on which the fee is based.
- The impact fee includes an administrative fee of three percent. Adjustments to the fee will be done by resolution of the City Council.



# Noticing

- Public Noticing completed in accordance with Government Code § 66018:
  - Notices were published in the Long Beach Press-Telegram for 10 days from October 7 through October 16, 2022.
  - All previously noticed individuals and commenters were noticed of this hearing.
  - Notice posters were placed in three public places in the SEASP Area.

# Recommendation

Open the public hearing to receive supporting documentation into the record, conclude the public hearing;

Declare an Ordinance amending the Long Beach Municipal Code to establish Chapter 18.19, establishing the Sensitive Coastal Resource Impact Fee to \$0.25 fee per gross square foot for residential development and \$0.25 per gross square foot for nonresidential development for certain parcels in the Mixed-Use Commercial Core and Mixed-Use Marina designations of the Southeast Area Specific Plan (SEASP) area, read the first time and laid over to the next regular meeting of the City Council for final reading; and

Adopt a Resolution in compliance with Mitigation Fee Act, California Government Code Sections 66000 through 66025 establishing the Sensitive Coastal Resource Impact Fee to \$0.25 fee per gross square foot for residential development and \$0.25 per gross square foot for nonresidential development for certain parcels in the Mixed-Use Commercial Core and Mixed-Use Marina designations of the SEASP area. The fee would be applied to any development that results in a net increase in development in the area subject to the SEASP. (District 3)





**Thank you**

**Christopher Koontz, AICP**  
Acting Director  
Development Services Department  
[Christopher.Koontz@longbeach.gov](mailto:Christopher.Koontz@longbeach.gov)