



SOUTHEAST AREA SPECIFIC PLAN

EIR Scoping Meeting | November 4, 2015



Agenda

City of Long Beach



Today's Meeting:

- ❖ Introductions – City Staff
- ❖ Scoping Meeting: Overview and Purpose
- ❖ Project Description
- ❖ Environmental Process & Opportunities for Public Input
- ❖ Open House/Breakout Stations

Background: How did we get here?

- ❖ Directed by City Council to prepare Specific Plan (2012)
- ❖ Sustainability focused grant from the California Department of Conservation
 - Includes support for wetlands delineation, habitat assessment, mobility, development standards, economic analysis, CEQA and LCP

Community Outreach

- ❖ **Citizens Advisory Committee**
 - 22 members; represented by diverse mix of stakeholders
 - Property owners, HOA's, Caltrans, CSULB, Marina, Wetlands,
 - 6 Meetings
- ❖ **Community Workshops & Pop Ups**
 - April & August 2014 (Marketplace & Marina Pacifica)
 - February 2015 (over 100 attendees)
- ❖ **Council District Workshops**
 - 3rd, 4th and 5th Districts
- ❖ **LB Open Town Hall On-line Public Forum & Notification System**
 - Register at www.lbds.info/seadip_update
 - Topics correspond with outreach events
 - 449 subscribers
- ❖ **E notify – City Manager & SEADIP lists**

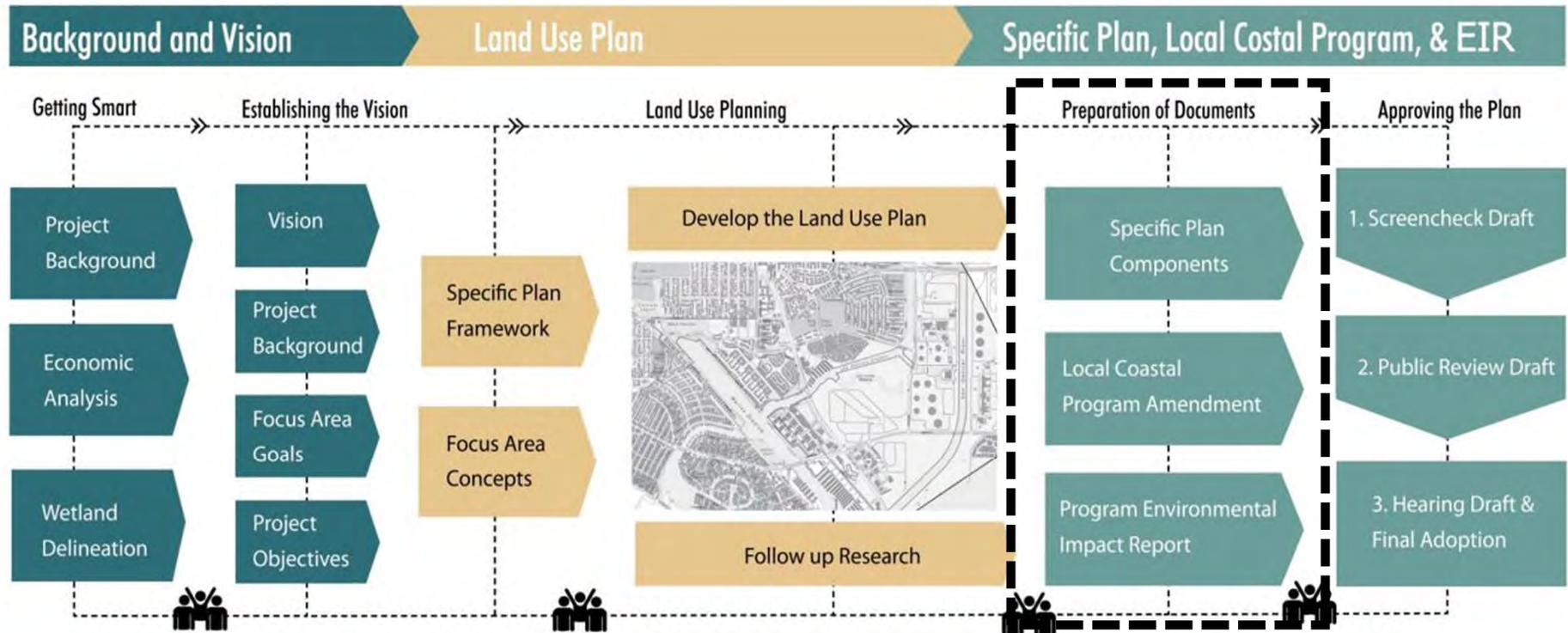


Process

City of Long Beach



SOUTHEAST LONG BEACH SPECIFIC PLAN PROCESS



Timeline / Next Steps

❖ LATE 2015/EARLY 2016

- Prepare Specific Plan
- Coordinate with Coastal Commission
- Initiate Environmental Impact Report (Initial Study & Scoping Meeting)
- Initiate Technical Studies (Traffic, Air Quality, Bio, Cultural, Noise, etc.)

❖ MID TO LATE 2016

- Complete Draft Specific Plan and EIR
- Planning Commission & City Council

❖ LATE 2016

- Initiate Local Coastal Program (LCP) Amendment
- Attain LCP Certification from Coastal Commission



SCOPING MEETING: OVERVIEW AND PURPOSE

Purpose of CEQA

California Environmental Quality Act (CEQA):

- ❖ Disclose project impacts to public and decision makers
- ❖ Identify ways to avoid or reduce environmental impacts (mitigation measures)
- ❖ Analyze alternatives to the proposed project
- ❖ Foster inter-agency coordination and review

How is the EIR Scope Determined?

- ❖ Developed a Project Description
 - Based on public input, feedback from Community Advisory Committee (CAC)
 - Reflective of Vision Statement created for the Project area
- ❖ Drafted Initial Study and Notice of Preparation
 - Checklist to determine what areas may have significant impact and need to be studied further
- ❖ Scope is determined by input from:
 - Responsible agencies (i.e. Caltrans, CA Dept. Fish & Wildlife, State Lands Commission, etc.)
 - The Community (Scoping Meeting & Written Comments)
 - Technical Studies & Background Material

How We Will Collect Input Tonight

SUMMARY

- ❖ We will review topics that will be addressed in the EIR

COMMENTS

- ❖ Types of comments we are soliciting:
 - Significant environmental issues
 - Reasonable alternatives to analyze
 - Mitigation measures to consider

STATIONS

- ❖ Provide Written Comments at the CEQA Station
- ❖ All Other Stations – Questions & Answers only
- ❖ All comments **must be in writing**
- ❖ Please sign in up front for future notifications

City of Long Beach



PROJECT DESCRIPTION

Vision

City of Long Beach



Southeast Long Beach is a livable, thriving and sustainable gateway destination in the City of Long Beach and the Southern California region.

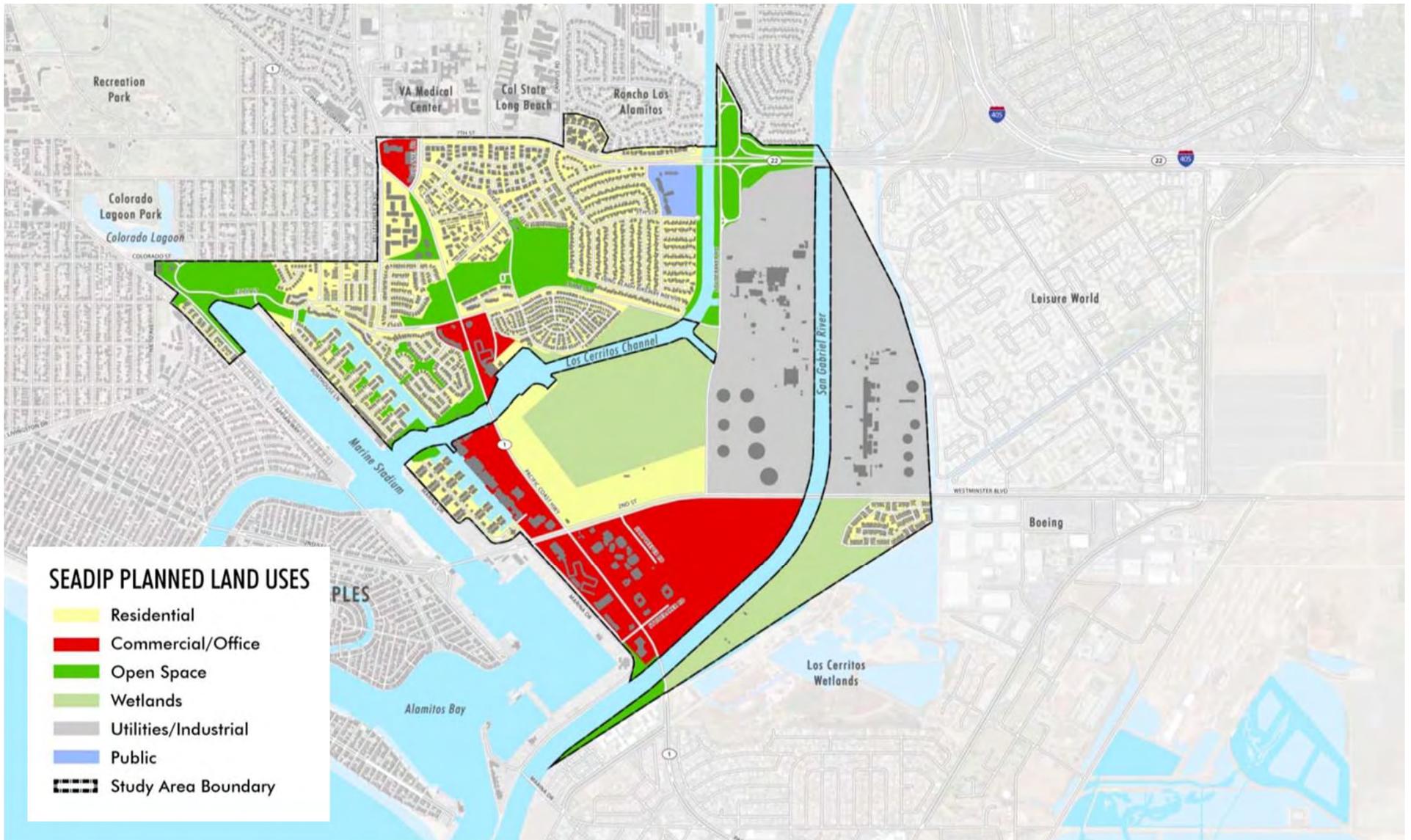
- diversity of uses in close proximity
- residential neighborhoods
- businesses, restaurants, hospitality uses and recreational amenities
- locals and visitors
- connections
- significant social resources
- sense of community
- immediate impression
- current technologies
- thriving wetlands
- protect and encourage views
- restore, maintain and preserve wetland areas and coastal habitat
- attractive streetscapes
- bike lanes and pedestrian walkways
- efficient network of roadways
- attractive alternatives to the car
- variety in the appearance of the streetscape
- central gathering areas
- lively spaces
- transitions between urbanized areas and natural areas and waterways

Creating a Sustainable Plan

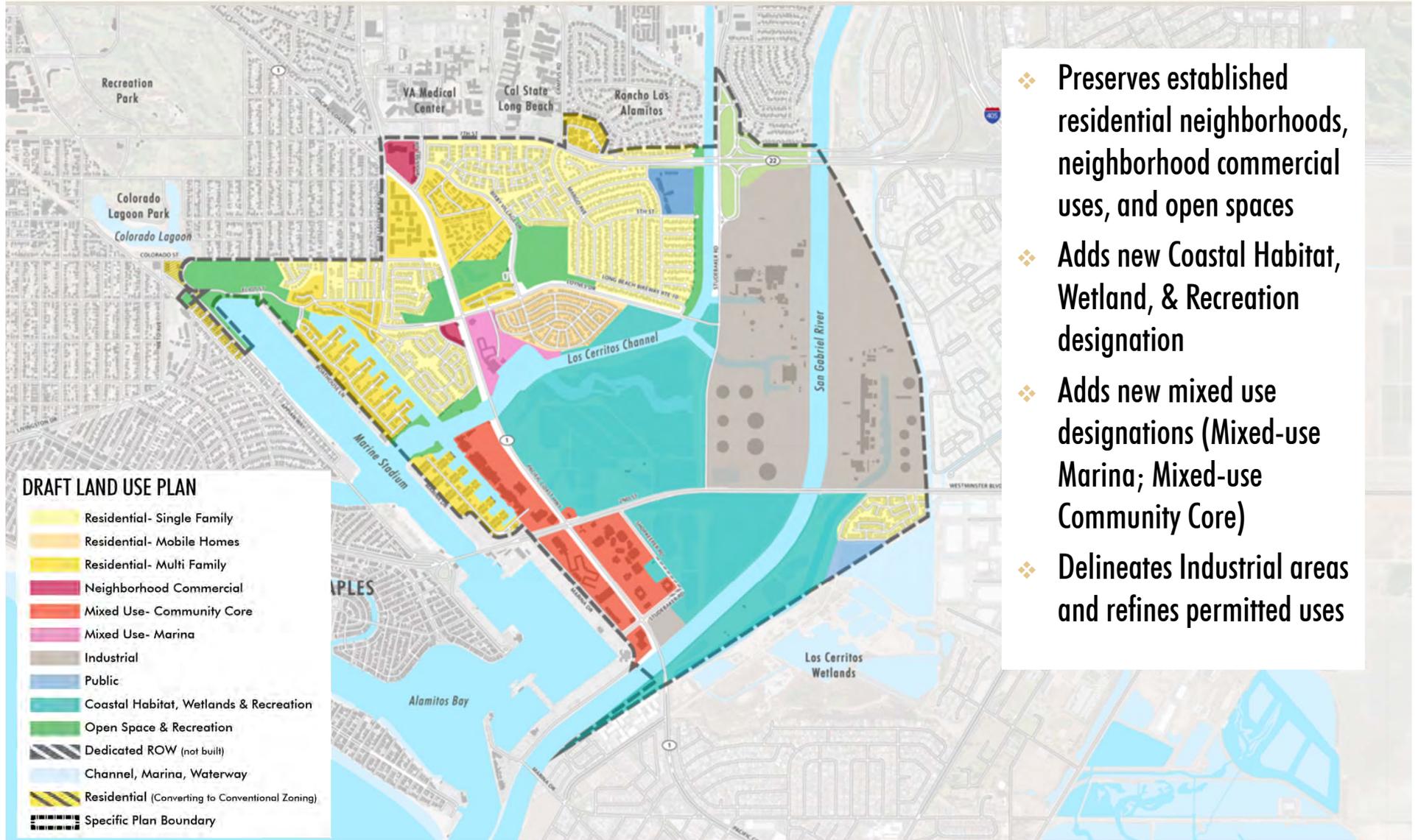
- ❖ Mobility Considerations
- ❖ Environmental Considerations
- ❖ Design Considerations
- ❖ Development Feasibility
 - Analysis to understand whether new development can occur in current market conditions.
 - Hotel, office, retail ,residential
 - Mixing of uses, product types, density
 - Ways to fund new community amenities
- ❖ All areas must be considered equally to generate an implementable plan
- ❖ Sets the foundation for the Proposed Land Use Plan and zoning provisions



Land Uses (1977 SEADIP)



Proposed Land Uses (SE Area Specific Plan)



- ❖ Preserves established residential neighborhoods, neighborhood commercial uses, and open spaces
- ❖ Adds new Coastal Habitat, Wetland, & Recreation designation
- ❖ Adds new mixed use designations (Mixed-use Marina; Mixed-use Community Core)
- ❖ Delineates Industrial areas and refines permitted uses

Proposed Land Use Designation	Acres	Dwelling Units	Square Footage	Estimated Population
Channel/Marina/Waterway	162	-	-	-
Coastal Habitat/Wetlands/Recreation	285	-	15,000	-
Commercial - Neighborhood	9	-	137,214	-
Industrial	293	-	1,145,711	-
Mixed Use - Community Core	72	4,860	1,097,712	7,727
Mixed Use - Marina	14	630	213,444	1,002
Mobile Homes	33	310	-	493
Multi-Family Residential	117	2,458	-	3,908
Single Family Residential	187	1,440	-	2,290
Open Space/Recreation	75	-	4,670	-
Public	20	-	51,301	-
ROW/Caltrans OS	198	-	-	-
Total	1,466	9,698	2,665,052	15,420
OTHER				
Existing Res Converting to Conventional Zoning	9	39	-	66

Project Description: SP Projections

- ❖ Dwelling units: 9,698 units
- ❖ Population: 15,420 persons
- ❖ Non-residential sq. ft. : 2,665,052 sq. ft.
 - Commercial, office, industrial, public
- ❖ Hotel Rooms: 425
- ❖ Employees: 4,115
- ❖ Includes existing areas with no change as well as proposed refinements
- ❖ Totals do not include 9 acres of existing residential that will be removed from the SEADIP area and converted to traditional zoning

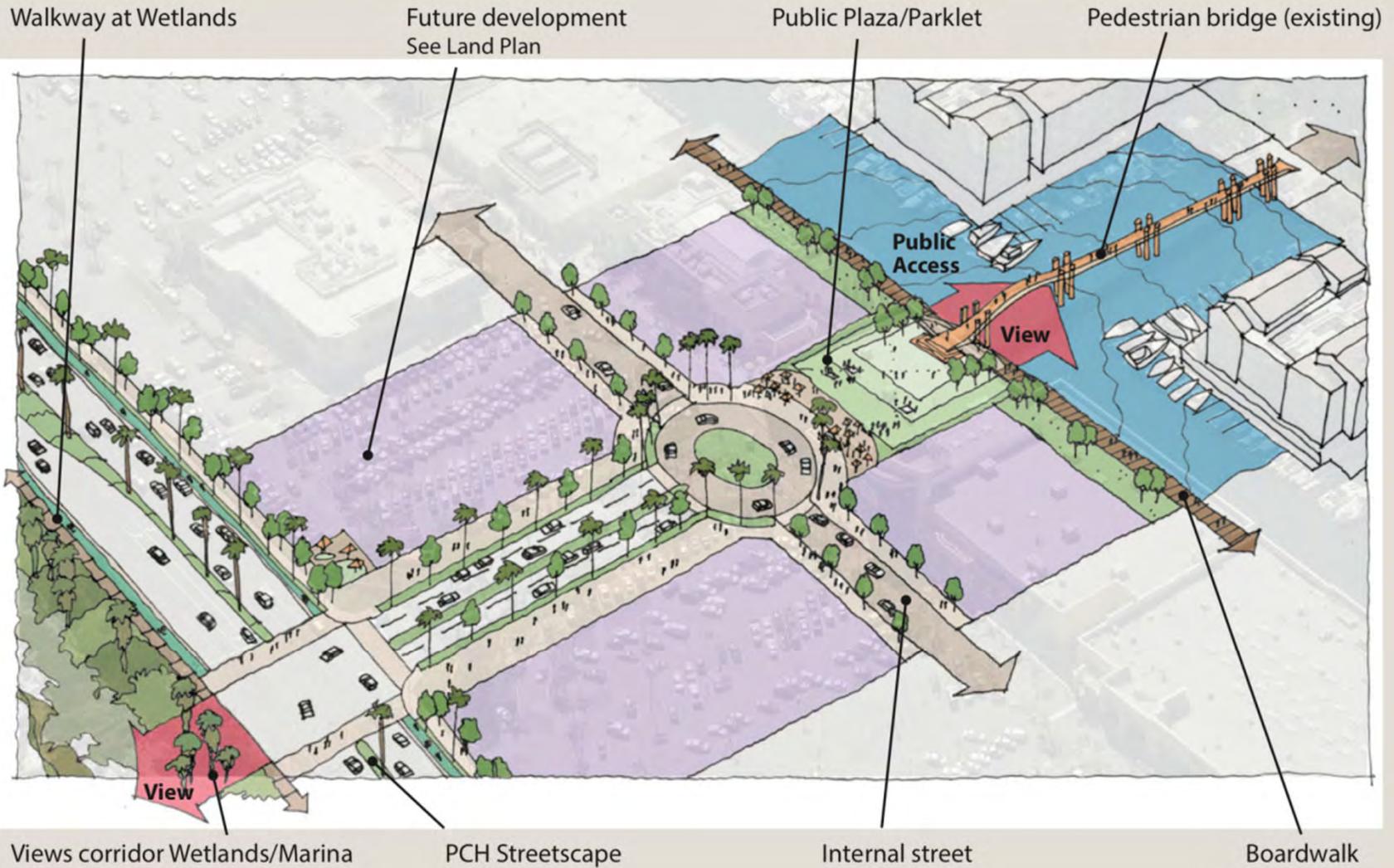
Differences between Existing and New Plan

- ❖ 59 acres originally designated for residential or commercial now designated as Coastal Habitat, Wetlands & Recreation
- ❖ Approximately 742,000 sq. ft. less of commercial uses than what is currently permitted in existing SEADIP
- ❖ 4,255 more units and 6,766 more people than existing SEADIP

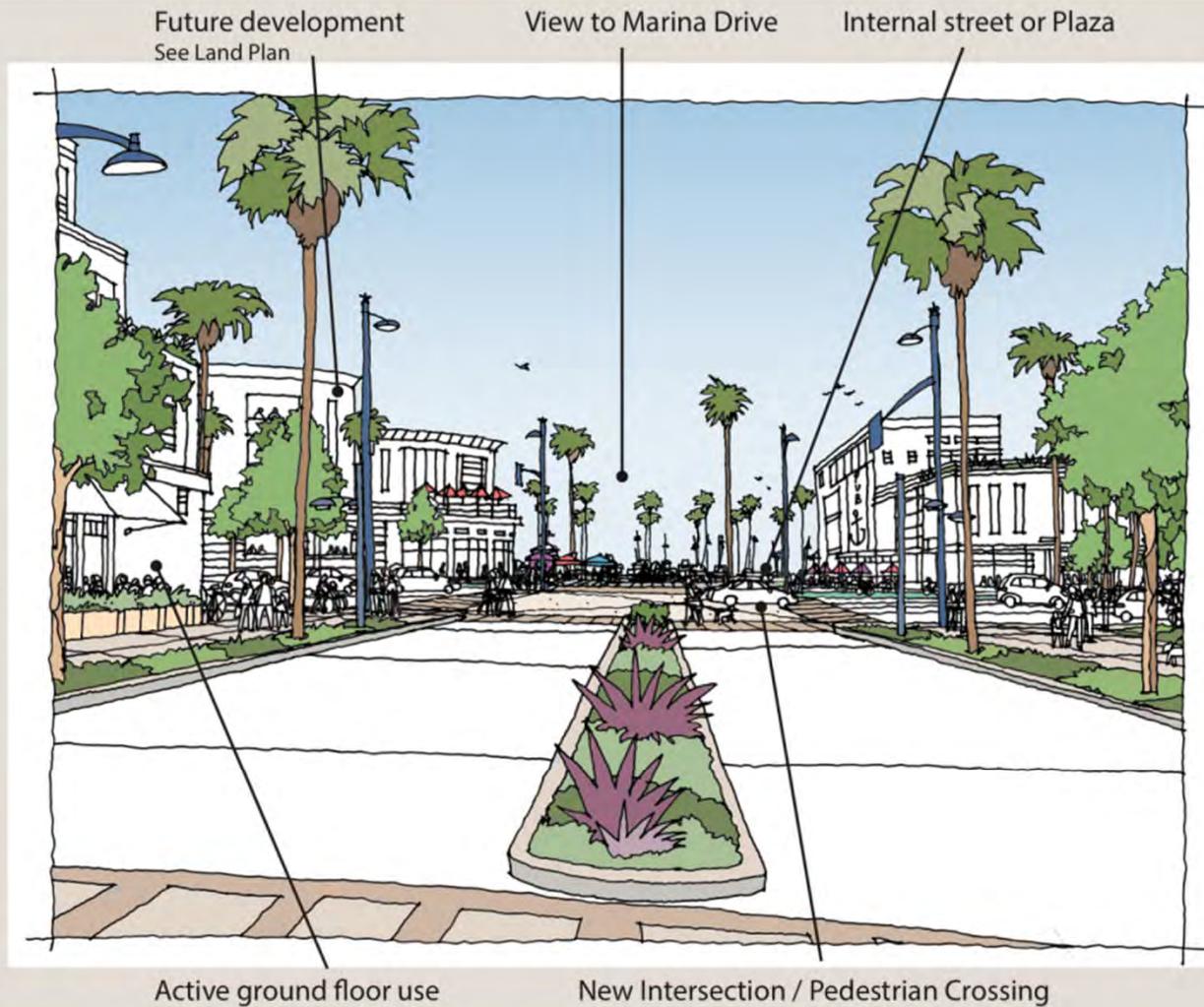
Differences between Existing and New Plan

- ❖ Proposes development of mid-rise uses (no high rise)
- ❖ No extension of Studebaker proposed in new plan
- ❖ Reflects ideas developed through feedback and discussion with public and Community Advisory Committee
- ❖ Creates comprehensive plan for entire SEADIP area; refines approach to existing development plan
- ❖ Emphasis on walkability, complete streets, new enhancements for bikes and pedestrians, creating new public space enhancements

Mobility: Connecting Wetlands to Water

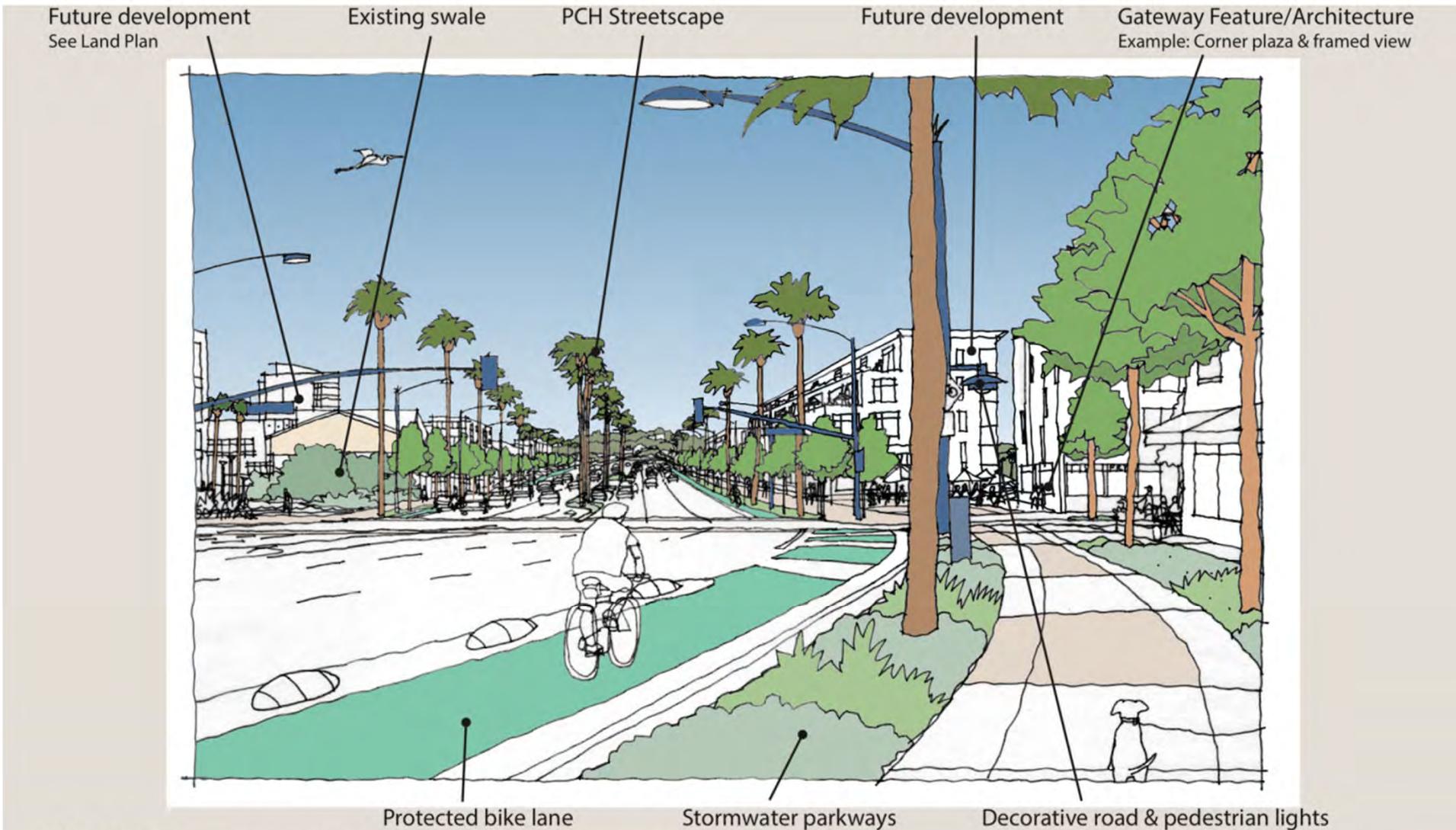


View Corridors



Marketplace Internal Street Specific Plan Concepts with views through to Marina Drive

City Gateway: PCH Concept



City Gateway Specific Plan Concepts at PCH/Studebaker

Urban Interface with Wetlands





**ENVIRONMENTAL PROCESS
&
OPPORTUNITIES FOR
PUBLIC INPUT**

Notice of Preparation & Initial Study

- ❖ Notifies responsible agencies and other interested parties that an EIR will be prepared
- ❖ Contains a brief description of the project, its location, and where documents relating to the project can be found
- ❖ Solicits input regarding the scope, focus, and content of the upcoming EIR
- ❖ Distributed for a 30-day public review period: **October 22, 2015 to November 20, 2015**

CEQA Checklist & Thresholds

Example:

5.1.2 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would:

- AE-1 Have a substantial adverse effect on a scenic vista.
- AE-2 Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.
- AE-3 Substantially degrade the existing visual character or quality of the site and its surroundings.
- AE-4 Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

Issues Proposed to be Analyzed in EIR

- ❖ Aesthetics
- ❖ Agriculture/Forestry Resources
- ❖ Air Quality
- ❖ Biological Resources
- ❖ Cultural Resources
- ❖ Geology/Soils
- ❖ Greenhouse Gas Emissions
- ❖ Hazards/Hazardous Materials
- ❖ Hydrology/Water Quality
- ❖ Land Use/Planning
- ❖ Mineral Resources
- ❖ Noise
- ❖ Population/Housing
- ❖ Public Services
- ❖ Recreation
- ❖ Transportation/Traffic
- ❖ Utilities/Service Systems

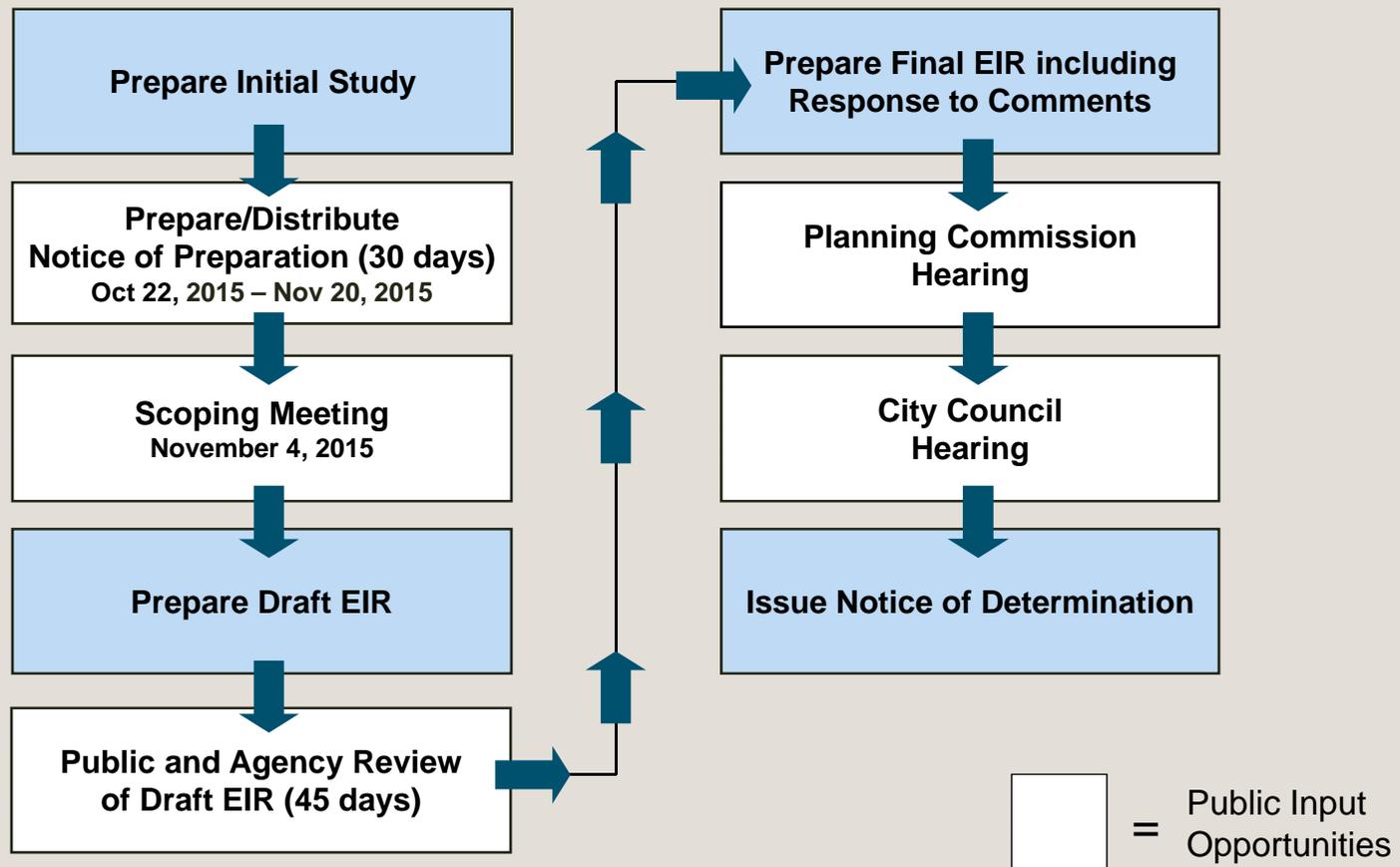
Public Comments

- ❖ Initial Study/Notice of Preparation
 - Began on October 22, 2015 and **ends on November 20, 2015**

- ❖ Types of Comments needed:
 - Environmental issues you would like to see addressed in the EIR
 - Reasonable alternatives to analyze
 - Mitigation measures to consider

- ❖ Written comments on the NOP and Scoping Meeting may be mailed or hand delivered to:
 - Craig Chalfant, Senior Planner
 - Development Services Department
 - City of Long Beach
 - 333 West Ocean Boulevard
 - Long Beach, CA 90802
 - Email: craig.chalfant@longbeach.gov

Future Opportunities for Public Input



Where Documents are Available for Review

- ❖ City of Long Beach Development Services
333 West Ocean Boulevard, Long Beach, CA 90802
- ❖ Main Library
101 Pacific Avenue, Long Beach, CA 90802
- ❖ Bay Shore Neighborhood Library
195 Bay Shore Avenue, Long Beach, CA 90803
- ❖ Website: www.lbds.info/seadip_update/

Open House/Breakout Stations

