

9.0 Level of Significance After Mitigation



9.0 LEVEL OF SIGNIFICANCE AFTER MITIGATION

LAND USE AND RELEVANT PLANNING

The proposed project would not conflict with the goals and policies of the *City of Long Beach General Plan*, Long Beach Redevelopment planning documents and relevant standards of the City's Zoning Regulations. The project would be required to comply with all parking requirements of the Zoning Regulations unless the shared parking analysis concludes the proposed parking supply would adequately accommodate project demand and a Standards Variance for relief from the parking requirement is approved by the City. As such, impacts related to the proposed project's consistency with applicable plans, policies and regulations would be less than significant. No significant unavoidable impacts would occur.

AESTHETICS/LIGHT AND GLARE

Implementation of the proposed project would transform the visual character of the site by intensifying the density of the land uses on-site, as well as establishing a Gateway entry into the downtown area. The proposed project would be consistent with the historically acceptable forms of high-rise urban development occurring within downtown Long Beach. However, the increase in building massing and scale would result in enlarged shade/shadow impacts to residential uses located north of Bronze Way alley and Medio Street and east of Alamitos Avenue, to hotel uses north of the project site and to adjacent roadways (i.e., Lime Avenue, Medio Street, Bronze Way Alley, Atlantic Avenue and Alamitos Avenue), thus creating a significant and unavoidable impact.

If the City of Long Beach approves the Shoreline Gateway Project, the City shall be required to adopt findings in accordance with Section 15091 of the *CEQA Guidelines* and prepare a Statement of Overriding Considerations in accordance with Section 15093 of the *CEQA Guidelines*.

TRAFFIC AND CIRCULATION

Implementation of the proposed Shoreline Gateway project, along with other cumulative projects, would result in significant and unavoidable impacts to the Alamitos Avenue/7th Street and Alamitos Avenue/Shoreline Drive and Ocean Boulevard intersections, based on the City's performance criteria. Additionally, Alamitos Avenue/7th Street and Alamitos Avenue/Shoreline Drive and Ocean Boulevard are CMP study intersections and would result in significant and unavoidable impacts, based on CMP performance criteria. All other traffic impacts can be mitigated to less than significant levels.

If the City of Long Beach approves the Shoreline Gateway Project, the City shall be required to adopt findings in accordance with Section 15091 of the *CEQA Guidelines* and prepare a Statement of Overriding Considerations in accordance with Section 15093 of the *CEQA Guidelines*.



AIR QUALITY

Despite compliance with mitigation measures, NO_x emissions during construction would remain above SCAQMD thresholds. Cumulative construction impacts related to regional emissions would be significant and unavoidable, as well as cumulative regional operational impacts.

If the City of Long Beach approves the Shoreline Gateway Project, the City shall be required to adopt findings in accordance with Section 15091 of the *CEQA Guidelines* and prepare a Statement of Overriding Considerations in accordance with Section 15093 of the *CEQA Guidelines*.

NOISE

Despite compliance with mitigation measures, the proposed project would result in significant and unavoidable impacts regarding exposure to construction noise, due to the proximity of sensitive receptors to the project site. Construction activity could exceed the City's noise standards of 60 dBA at any period of time. Additionally, due to forecast traffic levels, on-site noise at the outdoor balconies would exceed the allowable limits established by the City and would result in a significant impact.

If the City Long Beach approves the project, the City shall be required to cite their findings in accordance with Section 15091 of CEQA and prepare a Statement of Overriding Considerations in accordance with Section 15093 of CEQA.

HAZARDS AND HAZARDOUS MATERIALS

With implementation of project-specific mitigation measures, as discussed above, impacts resulting from the proposed project would be reduced to a less than significant level. No significant unavoidable impacts would result from project implementation.

CULTURAL RESOURCES

Despite recommended mitigation measures, the demolition of the 40 Atlantic Avenue building on the project site and cumulative impacts to historic resources have been concluded to be significant and unavoidable.

If the City of Long Beach approves the Shoreline Gateway Project, the City shall be required to adopt findings in accordance with Section 15091 of the *CEQA Guidelines* and prepare a statement of overriding considerations in accordance with Section 15093 of the *CEQA Guidelines*.

PUBLIC SERVICES AND UTILITIES

Implementation of the proposed Shoreline Gateway Project would not result in significant unavoidable impacts to public services and utilities for project buildout and cumulative conditions.