

1.0 Introduction and Purpose



1.0 INTRODUCTION AND PURPOSE

1.1 PURPOSE AND SCOPE OF THE EIR

In September 2006, the City of Long Beach certified Final EIR (SCH # 2005121066) for the Shoreline Gateway Project located north of Ocean Boulevard, between Atlantic and Alamitos Avenues. Since certification of the Final EIR, the project applicant has submitted modifications to the plan, which is subject to further review pursuant to the California Environmental Quality Act (CEQA). Based upon the proposed changes presented in Section 3.0, *Project Description* of this document, the City of Long Beach has determined that a Supplemental Environmental Impact Report (SEIR) is the appropriate environmental documentation and processing for the revised plan.

The City of Long Beach Redevelopment Agency is the Lead Agency under CEQA, and is responsible for preparing the SEIR for the Revised Shoreline Gateway Project. This SEIR has been prepared in conformance with CEQA (California Public Resources Code Section 21000 et seq.), California *CEQA Guidelines* (California Code of Regulations, Title 14, Section 15000 et seq., and the rules, regulations, and procedures for implementation of CEQA, as adopted by the City. The principal *CEQA Guidelines* sections governing content of this document are Section 15120 through 15132 (Content of an EIR), and Section 15163 (Supplemental EIR).

The Lead Agency, per *CEQA Guidelines* Section 15163, may choose to prepare a Supplement to the EIR (a Supplemental EIR) if only minor additions or changes would be necessary to make the previous EIR adequately apply to the proposed project as revised. This EIR has been prepared as a Supplemental EIR in accordance with Sections 15163 of CEQA. Section 15163 states the following:

- “(a) The Lead or Responsible Agency may choose to prepare a supplement to an EIR rather than a subsequent EIR if:
 - (1) Any of the conditions described in Section 15162 would require the preparation of a subsequent EIR, and*
 - (2) Only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation.**
- (b) The supplement to the EIR need contain only the information necessary to make the previous EIR adequate for the project as revised.*
- (c) A supplement to an EIR shall be given the same kind of notice and public review as is given to a draft EIR under Section 15087.*
- (d) A supplement to an EIR may be circulated by itself without recirculating the previous draft or final EIR.*



- (e) *When the agency decides whether to approve the project, the decision-making body shall consider the previous EIR as revised by the supplemental EIR. A finding under Section 15091 shall be made for each significant effect shown in the previous EIR as revised. “*

This SEIR contains the information necessary to make the changes in the proposed Shoreline Gateway Project. This focus meets the requirements for supplemental analysis under Section 15163 of the *CEQA Guidelines*, which requires that only changes to the original Final EIR project that may result in significant impacts and that were not evaluated and not previously disclosed to be included in this SEIR. Where the analysis from the Final EIR applies, the Supplemental EIR incorporates by reference the appropriate sections of that document.

In accordance with Section 15063(a) of the *CEQA Guidelines*, the City of Long Beach Redevelopment Agency, as lead agency, determined a SEIR was clearly required for the proposed project, and therefore an Initial Study was not completed. Because the uses of the project would not change as a result of the proposed project, only one environmental issue area, Aesthetics, is anticipated to be of concern and requires further review.

1.2 COMPLIANCE WITH CEQA

PUBLIC REVIEW OF DRAFT SUPPLEMENTAL EIR

The Draft SEIR is subject to a 45-day review period by responsible and trustee agencies, the public and any interested parties. In accordance with the provisions of Sections 15085(a) and 15087(a)(1) of the *CEQA Guidelines*, as amended, the City of Long Beach Redevelopment Agency, serving as the Lead Agency shall (1) publish a Notice of Availability (NOA) to the public of a Draft Supplemental EIR in a newspaper of general circulation; and (2) prepare and transmit a Notice of Completion (NOC) to the California State Clearinghouse. (Proof of publication is available at the offices of the Lead Agency.)

Any public agency or members of the public desiring to comment on the Draft SEIR must submit their comments in writing to the lead agency at the address indicated on the document's NOC prior to the end of the public review period. The Lead Agency will evaluate and prepare responses to all relevant written comments received from both citizens and public agencies during the public review period.

FINAL SUPPLEMENTAL EIR

The Final SEIR will consist of the Draft SEIR, revisions to the Draft SEIR (if any) and responses to all written comments addressing concerns raised in the comments of responsible agencies, the public and any other reviewing parties. After the Final SEIR is completed, and at least ten days prior to the certification hearing, a copy of the response to comments made by public agencies on the Draft SEIR will be provided to the commenting agencies.



1.3 FORMAT OF THE EIR

The Draft SEIR is organized into Sections, as follows:

- Section 1.0, *Introduction and Purpose*, provides CEQA compliance information.
- Section 2.0, *Executive Summary*, provides a brief project description and summary of the environmental impacts and mitigation measures.
- Section 3.0, *Project Description*, provides a detailed project description indicating project location, background and history; project characteristics, phasing and objectives; as well as associated discretionary actions required.
- Section 4.0, *Basis for Cumulative Analysis*, describes the approach and methodology for the cumulative analysis.
- Section 5.0, *Environmental Analysis*, contains a detailed environmental analysis of the existing conditions, project impacts, recommended mitigation measures and unavoidable adverse impacts for environmental topic areas.
- Section 6.0, *Long-Term Implications of the Proposed Project*, discusses significant environmental changes that would be involved in the proposed action, should it be implemented and growth-inducing impacts of the proposed project.
- Section 7.0, *Inventory of Mitigation Measures*, lists mitigation measures proposed to minimize the significant impacts.
- Section 8.0, *Inventory of Significance After Mitigation*, describes those impacts that remain significant following mitigation.
- Section 9.0, *Effects Found Not to Be Significant*, provides an explanation of potential impacts that have been determined not to be significant.
- Section 10.0, *Organizations and Persons Consulted*, identifies all Federal, State or local agencies, other organizations and individuals consulted.
- Section 11.0, *Bibliography*, identifies reference sources for the SEIR.

1.4 RESPONSIBLE AND TRUSTEE AGENCIES

Certain projects or actions undertaken by a Lead Agency require subsequent oversight, approvals or permits from other public agencies in order to be implemented. Such other agencies are referred to as Responsible Agencies and Trustee Agencies. Pursuant to Sections 15381 and 15386 of the *CEQA Guidelines*, as amended, Responsible Agencies and Trustee Agencies are respectively defined as follows:



“Responsible Agency” means a public agency, which proposes to carry out or approve a project, for which [a] Lead Agency is preparing or has prepared an EIR or Negative Declaration. For the purposes of CEQA, the term “responsible agency” includes all public agencies other than the Lead Agency, which have discretionary approval power over the project. (Section 15381)

“Trustee Agency” means a state agency having jurisdiction by law over natural resources affected by a project, which are held in trust for the people of the State of California. Trustee Agencies include.... (Section 15386, part)

Responsible and Trustee Agencies and other entities that may use this SEIR in their decision-making process or for informational purposes include, but may not be limited to, the following:

- City of Long Beach;
- California Air Resources Board;
- California Department of Transportation;
- California Department of Toxic Substances Control;
- California Regional Water Quality Control Board;
- Long Beach Unified School District;
- Metropolitan Transportation Authority;
- Southern California Association of Governments;
- State Water Resources Control Board; and
- South Coast Air Quality Management District.

1.5 INCORPORATION BY REFERENCE

Pertinent documents relating to this SEIR have been cited in accordance with Section 15150 of the *CEQA Guidelines*, which encourages incorporation by reference as a means of reducing redundancy and length of environmental reports. The following documents, which are available for public review at the City of Long Beach, are hereby incorporated by reference into this EIR. A brief synopsis of the scope and content of these documents is provided below.

Shoreline Gateway Project Final Environmental Impact Report, September 2006. The *Shoreline Gateway Project EIR* analyzed the environmental effects of a mixed-use development involving a 22-story residential tower (Gateway Tower), a 15- to 19-story stepped slab building (Terrace Tower) and a 10-story building (Courtyard Tower) with 358 residential units including live/work spaces, townhomes, one to three bedroom apartment units, penthouse units and associated amenities and 13,561 square feet of retail/gallery space.

The EIR evaluated potential environmental impacts with respect to the following issue areas:

- Land Use and Relevant Planning;
- Aesthetics/Light and Glare;
- Traffic and Circulation;



- Air Quality;
- Noise;
- Hazards and Hazardous Materials;
- Cultural Resources; and
- Public Services and Utilities.

Significant and unavoidable impacts were identified for Aesthetics/Light and Glare (shade and shadow impacts), Traffic and Circulation (forecast year 2015 with project impacts, Los Angeles County CMP facilities impacts and cumulative impacts), Air Quality (short-term construction impacts [NOx emissions]), Noise (short-term construction noise impacts and long-term mobile noise impacts) and Cultural Resources (historic structure [40 Atlantic Avenue]). In accordance with *CEQA Guidelines* Section 15091 and Section 15093, the City of Long Beach adopted findings and prepared a Statement of Overriding Considerations.

City of Long Beach General Plan (General Plan). The purpose of the *General Plan* is to provide a general, comprehensive and long-range guide for community decision-making. The *General Plan* consists of seven mandatory elements and two optional elements (Air Quality and Scenic Highways) adopted on various dates. The elements of the *General Plan* are:

- Land Use;
- Transportation;
- Noise;
- Air Quality;
- Housing;
- Scenic Routes;
- Open Space and Recreation;
- Conservation; and
- Seismic Safety.

City of Long Beach General Plan Maps and Descriptions of Land Use Districts. This document summarizes the City's Land Use Districts and provides graphic illustrations of District locations within the City.

City of Long Beach Municipal Code (Municipal Code). The *Municipal Code* consists of all the regulatory and penal ordinances and administrative ordinances of the City of Long Beach. It is the method the City uses to implement control of land uses, in accordance with General Plan goals and policies. The City of Long Beach Zoning Regulations, Title 21 of the *Municipal Code*, identifies land uses permitted and prohibited according to the zoning category of particular parcels.

Downtown Planned Development District (PD-30). The purpose of the PD-30 District is to guide development of the downtown area. The PD-30 District is further divided into eight districts. Land uses permitted and prohibited within the districts and development standards are identified. Additionally, PD-30 provides general development regulations and review procedures.



Strategic Guide for Development for the Central Study Area (Strategic Guide), July 2005. The *Strategic Guide* is intended to define land use planning concepts to facilitate the transformation of the Central Study Area and provides a framework of strategies to be used by the City of Long Beach Redevelopment Agency when making decisions regarding redevelopment opportunities in the central portion of Long Beach. The *Strategic Guide* is organized into the following sections:

- *Executive Summary* summarizes the major analysis findings, strategies and recommendations;
- Section I, *Introduction*, describes the community involvement process and identifies the Vision and Community Design Strategy statements;
- Section II, *Context*, provides the exiting physical and economic conditions of the area;
- Section III, *Area-wide Strategies*, provide the framework for land use, urban design, open space and streetscapes for the neighborhoods and arterial corridors in the Study Area. Existing plans, programs and studies are also discussed; and
- Section IV, *Neighborhood Centers*, provides recommendations for representative Neighborhood Centers and Transit Oriented Districts to create new focal points for neighborhood services and residential revitalization.

Although the *Strategic Guide* is applicable to the project site, the area-wide strategies identified in the *Strategic Guide* focus on the smaller residential neighborhoods and commercial uses that predominantly comprise the Central Study Area. Because these strategies are area-wide, they do not specifically reference the project site or address the project site's unique location in relation to downtown Long Beach. The project site is located on the fringe of the Central Study Area and is part of the Ocean Boulevard corridor, which is more commonly associated with downtown Long Beach. The project site's relationship to the downtown is further emphasized by its zoning district (Downtown Core District), which is intended for a mix of uses, including office, retail, entertainment and high density residential.

Strategy for Development Greater Downtown Long Beach (Strategy), May 2000. The *Strategy* defines a vision for the Greater Downtown area by establishing priorities for the timing of development and creating coherent urban design guidelines for downtown. The *Strategy* divides the Greater Downtown into several areas and discusses existing conditions, redevelopment strategies and objectives for those specific areas. Design review procedures from conceptual review to construction check are summarized and design guidelines for the Greater Downtown area are discussed.

Downtown Long Beach Strategic Action Plan (Strategic Action Plan), July 2000. The *Strategic Action Plan* builds upon the foundation of ideas presented in the Downtown Development Strategy, but establishes a more focused, ready-to-implement vision. The *Strategic Action Plan* is organized into the following sections:



- Section I provides an introduction to the *Strategic Action Plan*;
- Section II provides a background on downtown Long Beach and the planning process to date;
- Section III outlines the assets and challenges identified by the Task Force and community workshop participants;
- Section IV provides an overview of current planning projects and activities;
- Section V outlines the Downtown Development Concept, which provides a structure for organizing activities, relationships, patterns and connections in the downtown;
- Section VI details the specific Action Plan items developed through the planning effort; and
- Section VIII addresses the recommended steps toward effective implementation of the priority actions and the overall *Strategic Action Plan*.

East Village Arts District Guide for Development, (Guide for Development), October 1996. The *Guide for Development* identifies comprehensive strategies for the creation of a viable arts district that serves as a distinct activity center and neighborhood in the City of Long Beach. The East Village Arts District is defined as the area bounded by Long Beach Boulevard, Ocean Boulevard, Alamitos Avenue and 7th Street. The *Guide for Development* seeks to shape an area that serves as the primary center of Long Beach's art community, is integrated with a vital and diverse residential neighborhood, provides a transition with adjacent convention and coastal uses and captures visitors to those uses. The *Guide for Development* is comprised of the following sections:

- Overview of Existing Conditions – Summary of the existing regulatory requirements, land uses, housing, population characteristics, architecture, streetscape, public art, transportation, parking and market conditions of the East Village.
- Summary of Key Planning and Design Issues – Summary of the key constraints and opportunities affecting the East Village as identified through technical analyses and public input.
- Vision For The East Village – Presentation of the vision for the future of the East Village.
- Overview of East Village Concepts – Overview of the strategies for the revitalization of the East Village and achievement of an arts district.
- East Village Strategies – Discussion of the specific near, mid, and long term physical, regulatory, programmatic, organization, and financial strategies.