

3 Environmental Setting

3.1 Regional Setting

The project site is located in the City of Long Beach, in southern Los Angeles County, within the greater Los Angeles metropolitan area (refer to Figure 2 and Figure 3 both of which can be found in Section 2, *Project Description*). Long Beach is approximately 20 miles south of downtown Los Angeles and is located adjacent to the Pacific Ocean. The Mediterranean climate of the region and coastal influence produce moderate temperatures year round, with rainfall concentrated in the winter months.

3.2 Project Site Setting

The project site encompasses the stretch of Alamitos Avenue between 7th Street and Ocean Boulevard in the City of Long Beach, California. Figure 1 shows the location of the site within the region. Figure 2 shows the project site within its local context. See Figure 3 for existing site conditions. The project site is an arterial roadway of Long Beach with mostly commercial and some residential uses which runs through several Long Beach neighborhoods, including Alamitos Beach and North Alamitos Beach to the east, and East Village to the west. Existing uses include professional services, inns, restaurants, museums, and multi-family residences. The project site extends to within a block from the Pacific Ocean at its southern end, with Alamitos Beach, Long Beach Convention, and Entertainment Center in the vicinity. The area immediate north of the project site, above 7th Street, transitions to a residential neighborhood.

3.3 Cumulative Development

CEQA defines “cumulative impacts” as two or more individual events that, when considered together, are considerable or will compound other environmental impacts. Cumulative impacts are the changes in the environment that result from the incremental impact of development of the project and other nearby projects. For example, traffic impacts of two nearby projects may be insignificant when analyzed separately, but could have a significant impact when analyzed together. Cumulative impact analysis allows the EIR to provide a reasonable forecast of future environmental conditions and can more accurately gauge the effects of a series of projects.

Cumulative impacts are discussed within each of the specific impact analysis discussions in Section 4, *Environmental Impact Analysis*. Section 15130 of the *CEQA Guidelines* states that an adequate discussion of cumulative impacts should include either a list of past, present, and probable future projects producing related or cumulative impacts; or a summary of projections contained in an adopted local, regional or statewide plan, or related planning document, that describes or evaluates conditions contributing to the cumulative effect.

The cumulative impacts analysis for Section 4.1, *Transportation and Traffic*, is conducted under year 2020 traffic conditions. The future year scenario is from the Traffic Impact Analysis (TIA) for the proposed project, which assumes a one percent annual growth rate factor from Year 2016 traffic volumes for Year 2020 Conditions, as well as 26 planned and pending projects shown in Table 3.

City of Long Beach
Alamitos Avenue “Complete Streets” Improvements Project

Table 3 Cumulative Projects List

Project No.	Project Name/Applicant	Project Location	Description
1.	207 East Seaside Way Apartments	207 East Seaside Way	117 apartments
2.	Silversands	2010 East Ocean Boulevard	40 hotel rooms and 56 DU condominiums
3.	Mixed-Use Project	135 Linden Avenue	44 apartments and 1,257 SF retail
4.	City Hall East	100 Long Beach Boulevard	156 apartments and 3,621 SF retail
5.	Ocean Center Building Reuse	110 West Ocean Boulevard	74 apartments, 5,000 SF restaurant and 5,400 SF retail
6.	Oceanaire Residential Project	150 West Ocean Boulevard	216 apartments
7.	442 West Ocean Boulevard Apartments	442 West Ocean Boulevard	94 DU apartments
8.	SRG 1 st Alamitos Development	101 Alamitos Avenue	136 DU condominiums and 2,700 SF commercial
9.	200 W. Ocean Boulevard Apartments	200 W. Ocean Boulevard	94 DU apartments and 4,597 SF commercial
10.	City Ventures Development	227 Elm Avenue	40 DU townhomes
11.	Shoreline Gateway West Tower (The Current)	707 E. Ocean Boulevard, north of Ocean Boulevard, east of Broadway Court and west of Alamitos Avenue	223 apartment homes and 9,182 SF of retail/restaurant, consisting of 2,636 SF of retail space and 6,546 SF of café/restaurant uses
12.	New Long Beach Civic Center	North of Ocean Boulevard and south of Broadway, between Magnolia Avenue and Pacific Avenue in downtown Long Beach	3 rd & Pacific – 163 condominiums; Civic Center – 270,000 SF City Hall and 240,000 SF Port Administration; Lincoln Park – 92,000 SF Library and 3.17 Acres City Park; Center Block – 580 apartment homes, 200-room hotel, 32,000 SF of retail and 8,000 SF of restaurant uses. Existing 138,000 SF Main Library, 283,000 SF City Hall and 2.60 acre City Park to be replaced.
13.	Golden Shore Master Plan	East side and west side of Golden Shore, south of Ocean Boulevard and north of Shoreline Drive	1,110 DU high-rise residential condominiums, 340,000 SF office, 27,000 SF retail, 27,000 SF banquet area, and 400 room hotel
14.	Parc Building (State Building)	245 W. Broadway	222 DU apartments with 8,500 SF retail
15.	LC Professional Building	117 E. 8 th Street	91 bed assisted living residential care facility
16.	Security Pacific National Bank Building	110 Pine Avenue	118 DU condominiums
17.	Commercial Reuse	743 E. 4 th Street	3,657 SF restaurant with bar

Project No.	Project Name/Applicant	Project Location	Description
18.	The Breakers	210 E. Ocean Boulevard	202 DU apartments
19.	635 Pine Avenue Residential	635 Pine Avenue	142 DU apartments
20.	810 Pine Avenue Residential	810 Pine Avenue	64 DU apartments
21.	115 E. Broadway Apartments	115 E. Broadway	141 DU apartments with 3,650 SF retail
22.	507 Pacific Avenue Condominiums	507 Pacific Avenue	134 DU condominiums with 7,200 SF commercial space
23.	300 Alamitos Avenue Apartments	300 Alamitos Avenue	77 DU apartments
24.	434 E. 4 th Street Apartments	434 E. 4 th Street	49 DU apartments with 2,350 SF retail
25.	230 W. 3 rd Street Apartments	230 W. 3 rd Street	163 DU apartments
26.	Shoreline Gateway East Tower	707 E. Ocean Boulevard	315 DU apartments with 6,711 SF restaurant /retail

Source: City of Long Beach Planning Department, as listed in the TIA (Appendix D)

Note: DU = dwelling units; SF = square footage

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