

ZONE CHANGES FINDINGS

Zone In: City Core

Application No. 2107-03 (ZCHG24-002)

August 1, 2024

Pursuant to Section 21.25.106 of the Long Beach Municipal Code, the Planning Commission and the City Council shall not approve a Zone Change unless the following findings are made. These findings and staff analysis are presented for consideration, adoption, and incorporation into the record of proceedings:

A. THE PROPOSED CHANGE WILL NOT ADVERSELY AFFECT THE CHARACTER, LIVABILITY OR APPROPRIATE DEVELOPMENT OF THE SURROUNDING AREA:

The proposed project rezones select properties to one of four Title 22 zoning districts that implement four General Plan Land Use Element PlaceTypes, in order to facilitate the comprehensive update of the City's Zoning Code to be consistent with the City's updated general plan. Zone In: City Core is a collaboration between the City and the community to inform the new Title 22 zoning regulations and rezone properties along major corridors in the "City Core" area bounded by Pacific Coast Highway, 10th Street, Magnolia and Ximeno Avenues.

As part of the ongoing implementation of the Long Beach General Plan Land Use Element Update adopted in late 2019, these zoning changes within City Core are anticipated to facilitate more than 3,000 market-rate and affordable housing units in the Zone In: City Core project area. By increasing the housing supply and improving access to jobs and local shopping and amenities, the proposed zone changes will improve livability through the promotion of complete neighborhoods where housing, jobs and shopping are all located within a neighborhood. It will allow for local essential services and improve multimodal transportation options and shorten trips between where community members live, work, and play. The new zones implement the Land Use Element's PlaceTypes in a manner that is sensitive to the context of the area and is responsive to stakeholder feedback and priorities.

The plan's equity-based framework focused on both changes to zoning and land use regulations, as well as changes to the planning process itself. Through extensive community outreach efforts, the process grounded community power and capacity-building in which the people most impacted by planning decisions, including young people, renters and people of color, were prioritized in the process. During the multi-year engagement process, the community identified concerns and priorities relating to safety, cleanliness, open space, mobility, parking, and displacement. The new zoning district regulations include incentivizing grocery stores, banks, more affordable housing, locally-serving jobs, civic institutions and other identified needs, as well as prioritizing walkability, pedestrian safety, new housing opportunities and affordability, and active transportation in line with the

City's Land Use Element, Mobility Element, Housing Element, and Climate Action Plan. The proposed changes are intended to improve and strengthen the existing areas of the City that are already illustrative of the identity and qualities representative of the community's values and will not adversely affect the character, livability or appropriate development of the areas.

Additionally, the proposed zone changes are consistent with the levels of development analyzed in the Program Environmental Impact Report (PEIR) EIR 03-16 State Clearinghouse No. 2015051054 prepared for the General Plan Land Use Element Update and Urban Design Element. The EIR Addendum analyzed the proposed project in accordance with the PEIR and determined that the project will not result in any new significant impacts that exceed those analyzed in the PEIR. The PEIR found significant and unavoidable impacts related to air quality, global climate change, noise, and transportation. However, none of the conditions requiring a new subsequent or supplemental environmental impact report, as stated in Section 21166 of the Public Resources Code or in Sections 15162 or 15163 of the CEQA Guidelines, are present. Thus, the addendum was prepared pursuant to CEQA Guidelines Section 15164. Together the comprehensive Program EIR and addendum satisfy the requirement that the proposed change will not adversely affect the character, livability or appropriate development of the surrounding area. The main focus of the proposed districts is to improve the quality of the built environment in the project area and specific protections are in place to assure safety, livability and quality design and to protect historic structures.

B. THE PROPOSED CHANGE IS CONSISTENT WITH THE GOALS, OBJECTIVES AND PROVISIONS OF THE GENERAL PLAN:

The proposed zoning districts are compatible with and designed to implement the general goals, policies and designations within the City's new General Plan Land Use Element. The LUE shifts away from land use districts and instead establishes PlaceTypes for the City, which emphasize flexibility and allow for a mix of compatible uses. The General Plan Land Use Element identifies the areas that are proposed to be rezoned as properties which are designated with the following PlaceTypes: Neighborhood Serving Center or Corridor-Moderate (NSC-M), Multi-Family Residential-Low (MFR-L), Multi-Family Residential-Moderate (MFR-M), and Transit-Oriented Development-Low (TOD-L) (LUE map grid 10,11,15, & 16).

For each PlaceType, corresponding zoning districts have been developed that are consistent with and implement the LUE PlaceTypes. The proposed rezonings are to new zoning districts within Title 22 (Transitional Zoning Code) which are

compatible with the goals and policies of the City's General Plan Land Use Element update and the specific goals and policies of their respective PlaceTypes. The proposed rezonings to MFR-L and MFR-M zones are for properties designated with MFR-L or MFR-M PlaceTypes in the LUE. The MFR-L and MFR-M zones allow for a range of housing options such as duplex, triplex and moderate-density apartment and condominium buildings and encourage a variety of neighborhood-serving and community-serving commercial uses.

Within the project area, the proposed rezonings to Mixed-Use 3 (MU-3-A) and Residential Mixed-Use 4 (RMU-4A) zone are for properties designated in the LUE with either the TOD-L PlaceType or the NSC-M PlaceType. TOD-L encourages multi-family housing and provides a transition from lower-density residential neighborhoods to higher-density housing centered around transit systems and transit corridors such as along the A-Line light rail line, Pacific Coast Highway and Anaheim Street. The proposed zoning districts follow the LUE as the blueprint and as such, allow uses and development densities, intensities and scales that are consistent with their respective PlaceTypes, and therefore correspond to and implement those PlaceTypes. These uses are consistent with Tables 2C and 2D of the proposed Zoning Code Update, which establishes permitted uses in the proposed zoning districts.

Multiple LUE goals are also advanced by the proposed zoning districts, including but not limited to healthy, active, and complete neighborhoods, increased economic development and shared economic prosperity, new housing construction and more varied housing types, improved environmental health through reduced Vehicle Miles Traveled, enhanced mobility choices, and safe and secure living environments (LUE p. 4-6). Furthermore, the proposed zoning aligns with the LUE's citywide Goals, Strategies, and Policies of implementing sustainable planning and development practices by creating walkable environments along corridors and surrounding transit stations, accommodating strategic growth and change by creating more transit-oriented development, and diversifying housing opportunities by allowing a variety of housing types for varied income ranges and family needs (LUE p. 110-119). The proposed zoning districts are also consistent with the LUE generalized concept of redirecting and concentrating new development, in particular multi-family development, along major corridors, accommodating higher density housing while minimizing direct displacement.

The proposed project would be consistent with General Plan goals that aim to protect and preserve historic resources. Future development that may be facilitated by the proposed project that may affect historic resources will be

required to comply with the following relevant Land Use and Urban Design Element (UDE) policies. Specifically, the UDE includes strategies aimed at the preservation of the aesthetic character of existing historic resources (UD Strategy No. 9, Policy UD 2-1, Policy UD 9-1, Policy UD 9-2, Policy UD 9-3, Policy UD 10-1, Policy UD 10-3, Policy UD 19-4, and Policy UD 20-5), while the proposed LUE aims to preserve existing historic structures and neighborhoods throughout the City (LU Goal No. 4, Strategy No. 3, LU-M-3, and LU-M-43). Historic resources are further protected through regulation via the City's General Plan Historic Preservation Element (2010) and the City's Cultural Heritage Ordinance (Chapter 2.63 of the Long Beach Municipal Code).

The rezonings to the proposed Title 22 zoning districts include standards for on-site open space and for setbacks and other design and development standards that aim to functionally expand the public right of way and allow space for landscaping and other pedestrian amenities and thus focus on enhancing existing open space and creating new open space opportunities through private open space, plaza and event space, parklets and flexible spaces adjacent to public sidewalks. This is consistent with the Open Space Element goals of adding recreational open space and recreation facilities in the areas of the City that are most underserved (OSE see Goal 4.3 at p. 25), increasing recreation resources and supplementing publicly owned recreation resources with privately owned, publicly accessible recreation resources (OSE Goal 4.6), and assuring General Plan and zoning protections for open space (OSE Policy 4.4).

The goals of the General Plan Mobility Element have been integrated into the proposed zoning districts by prioritizing multimodal mobility options; updating land uses to allow for complete neighborhoods with a mix of compatible uses and destinations; and developing innovative design guidelines to expand the public realm and walkability in areas where the districts are implemented. Specifically, the districts further various Mobility Element policies, including improved pedestrian access and multimodal options (MOP 1-1, MOP 1-3, MOP 1-4, MOP 1-9, MOP 1-14, MOP 2-18), sustainable land use policies that reduce VMT (MOP 1-17, MOP 5-2, MOP 6-1), and innovative parking regulations to address and shift existing demand (MOP 6-5, MOP 6-6, MOP 6-10, MOP 6-13).

Implementation of the proposed zoning districts will result in new housing opportunities for all types of families, consistent with the Housing Element Goal 4 of providing increased opportunities for the construction of high-quality housing (HE p. 104). Housing Element Policy 4.5 explicitly targets transit corridors for new housing, as well as Policies 5.3 and 5.4 which relate to flexible zoning and streamlined approval processes (HE p. 105). The proposed zoning districts are

crafted to facilitate shorter trips within neighborhoods and promote complete communities where people can live, work and play in close proximity and where more trips are feasible by foot, bicycle and transit. These efforts will eliminate vehicle trips and reduce VMT consistent with the City's Air Quality Element (AQE p.7) and the Mobility Element goal of creating an efficient, balanced, multimodal mobility network (ME p. 72).

The proposed rezonings are not within the Coastal Zone and therefore there is no impact to the Local Coastal Program. The proposed zone change areas are not a scenic route or highway, and do not contain significant mineral resources, therefore the Conservation and related policies from the Urban Design General Plan elements do not apply. The rezonings to proposed zoning districts include provisions for lighting, orienting new development to sidewalks, activating vacant storefronts and encouraging the development of vacant lots, all of which are expected to increase street activity to promote public safety, consistent with the Public Safety Element goal of promoting the redevelopment of areas, which may present safety problems. (PSE p.14). New projects will also be required to meet current seismic safety regulations consistent with Seismic Safety Element goal of providing a safe urban environment (SE p.9).

Based on the preceding, the findings required in Zoning Code Section 21.25.106 can be made in the affirmative and thus the proposed project conforms to the criteria laid out in the Zoning Code for rezoning properties.

C. IF THE PROPOSED CHANGE IS A REZONING OF AN EXISTING MOBILE HOME PARK, THAT THE REQUIREMENTS OF SECTION 21.25.109 HAVE BEEN OR WILL BE FULLY MET.

The proposed change is not a rezoning of an existing mobile home park; therefore, no findings are required to be made.