

ZONING CODE AMENDMENT - FINDINGS

Inclusionary Housing – Citywide

Application No. 2407-23 (ZCA24-003 & LCPA24-003)

December 19, 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 or Zoning Regulation Amendment 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:

In 2021, the City Council approved the Inclusionary Housing Program that requires, after a three-year phase-in period, 11 percent of a rental housing development be affordable to very low-income households and 10 percent of an ownership housing project be affordable to moderate income households. Currently, the Inclusionary Housing Program applies only to the Downtown (PD-30) and Midtown (SP-1) submarkets of the City.

The proposed Zoning Regulation Amendment (ZCA24-003) and Local Coastal Program Amendment (LCPA24-003) aims to amend Chapter 21.67 of the Zoning Regulations as it relates to Inclusionary Housing Regulations for the City of Long Beach. The amendment proposes expansion of the current Inclusionary Housing Regulation beyond the Downtown and Midtown submarkets to be a citywide requirement, including sites within the coastal zone, modifies the affordability requirements for rental residential developments and makes several technical refinements.

The proposed changes are designed to expand and improve implementation of a program that has facilitated the development of mixed-income housing as part of otherwise market rate developments that meet the City's zoning and development standards and have not adversely affected the character, livability or appropriate development of surrounding areas. The proposed amendments do not establish new zones or adversely affect development standards or other character defining community needs of the city.

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

The Long Beach General Plan is a policy document that establishes the goals, policies, and directions the City will take to achieve the vision of the community and guide the future development of the City. California law requires each local government to adopt a local General Plan, which must contain at least seven elements: Land Use, Transportation (known as the Mobility Element), Housing,

Conservation, Noise, Open Space, and Safety. The City's General Plan also includes a number of optional elements which include: Air Quality, Historic Preservation, Seismic Safety, Urban Design and the City's Local Coastal Program (LCP).

The General Plan's Housing Element (HE) specifically establishes programs aimed at advancing several efforts to create new housing choices in high opportunity areas. Understanding that the current Inclusionary Housing Program applies only to the Downtown and Midtown submarkets of the City, the proposed Zoning Code Amendment (ZCA24-003) and Local Coastal Program Amendment (LCPA24-003) are direct result of HE Action 6.7.2 which commits to expanding the inclusionary housing requirements in areas of the city that are being actively targeted for redevelopment and new investment as early as is legally feasible. Expanding Inclusionary Housing beyond the Downtown and Midtown submarkets to be a citywide policy, including sites within the coastal zone, furthers the goals of the city's policy intent of facilitating affordable housing citywide and specifically implementing HE 6.7.2. Having inclusionary requirements in place proactively as new markets for investment emerge throughout the city can serve as a program to mitigate displacement and meet the needs of vulnerable populations.

The following policies and actions found in HE further explains why the proposed change is found to be consistent with the goals, objectives and provisions of the general plan.

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| HE Policy 1.11: | Utilize inclusionary housing and enhanced density bonuses that expand upon the density bonus and development standard concessions and incentives offered as tools to facilitate the development of more affordable housing, with a mix of affordability levels within mixed-income housing. |
| HE Action 6.7.1: | Monitor the effectiveness of the current Inclusionary Housing Program to determine if modifications would be necessary. Modifications to be considered may include increases in affordability requirements or in-lieu options, such as allowing developers to provide land instead of paying an in-lieu fee. |
| HE Action 6.7.2: | Expand the Inclusionary Housing Program to other submarkets and monitor the effectiveness of the program in producing new below-market rate units. |
| HE Policy 6.12: | Seek to expand the City's inclusionary housing program to additional neighborhoods. |

To support the HE objectives, the Land Use Element (LUE) designates properties for varied densities that can support all types of new housing, including housing affordable to lower income households, in appropriate areas throughout the city. The following policies and actions found in LUE further explain why the proposed change is found to be consistent with the goals, objectives and provisions of the general plan:

- LU Policy 12-1: Allow a variety of housing types in new residential developments with the goal of establishing new opportunities for persons of varied income ranges, ages, lifestyles and family needs.
- LU Policy 12-2: Encourage the provision of housing opportunities, services, and amenities for all income levels, age groups, and household types, with opportunities to age in place.
- LU Policy 13-1: Promote an equitable distribution of housing types for all income and various cultural groups throughout the City; avoid creating concentrations of below-market-rate housing in underserved and low-income neighborhoods.
- LU Policy 16-5: Continue to be an advocate for neighborhoods adversely affected by operations at the ports, Harbor Area refineries, industrial uses, regional serving facilities and large transportation projects to ensure a healthy environment, including quality affordable housing and community revitalization, while minimizing displacement of residents.

The Urban Design Element adopts a number of strategies aimed at creating Great places with functional neighborhoods that are attractive and aesthetically pleasing, provide healthy activities, are economically viable, enhance social and cultural vitality, and promote the arts. The proposed zoning code amendment is found to be consistent with the following policy:

- Policy UD 16-1: Provide opportunities for mixed use development within focused locations (areas of change and target areas) to provide opportunities for live-work, affordable and mixed-income housing, and commercial and residential mixes in a medium to high density setting.

The proposed code changes do not establish new zones or adversely affect development standards or production. The intent of the proposed change focuses on expanding the inclusionary housing policy citywide while also establishing requirements for affordable units (rental or sale) at certain levels of affordability. The development of requirements for rental projects to provide affordable units at various restriction levels including very low, low and moderate income, support various policies and programs under Goal 6 (Fair Housing) within the Housing Element, including related to the provision of fair housing (Goal 6: Affirmatively Furthering Fair Housing), including related to reducing overconcentration of housing in low-resource areas, and facilitating development of affordable housing in high resource areas.

These proposed changes are consistent with the goals, objectives and provisions of the general plan. Submittal of the LCPA to the California Coastal Commission (CCC) requires City Council adoption of a resolution directing the Director of the Department to submit the application to the CCC.

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.

Section 21.25.109 establishes special procedural requirements when rezoning mobile home parks. The proposed zoning code amendment does not rezone any existing mobile home park; therefore, this finding is not applicable and not required to be made.