

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION for the Enhanced Density Bonus Ordinance

This serves as the City of Long Beach's Notice of Intent to adopt an Initial Study/Negative Declaration for the Long Beach Enhanced Density Bonus Ordinance – March 2021, prepared in accordance with the California Environmental Quality Act (CEQA), CEQA Guidelines, and local implementation procedures.

Name of Project: Long Beach Enhanced Density Bonus Ordinance – March 2021

Project Location: The City of Long Beach (City) is located in the southern portion of the County of Los Angeles. The City encompasses approximately 50 square miles and is bordered by the cities of Compton, Paramount, and Bellflower, and the unincorporated community of Rancho Dominguez to the north; the cities of Lakewood, Hawaiian Gardens, Cypress, Los Alamitos, and Seal Beach, and the unincorporated community of Rossmoor to the east; the Pacific Ocean to the south; and the cities of Carson and Los Angeles to the west. In addition, the City of Signal Hill is completely surrounded by the City of Long Beach. Regional access to Long Beach is provided by a number of freeways, including Interstates 710, 605, and 405, and State Routes 1, 22, and 91.

Lead Agency: City of Long Beach, 411 West Ocean Boulevard, 3rd Floor, Long Beach, California 90802

Project Description: The proposed Enhanced Density Bonus Ordinance would amend several sections of the Long Beach Municipal Code (LBMC) to facilitate the development of mixed income multi-family housing by establishing regulations that offer a density bonus and development concessions in exchange for the provision of on-site, deed-restricted, very low-, low-, or moderate-income housing units. The specific extent of the changes to the LBMC are described as follows:

- I. Changes to Title 21 (Zoning Code) of the LBMC consist of the following:
 1. Creation of Enhanced Density Bonus Geographic Tiers and Development Standards
 - a. Delineate geographic tiers as follows: Base Areas, and two tiers within the Transit Priority Areas: Major Transit Stop and High Quality Transit Corridor (HQTC).
 - b. Establish that projects consisting of 5 or more net new units may be eligible for density bonus.
 - c. Establish a provision for escalating affordable housing requirements based on eligibility for up to a 70% density bonus in Base Areas, up to 90% along HQTCs, and up to 100% within one-half mile of a Major Transit Stop.
 - d. Establish allowable incentives in the form of development concessions, based on the amount of the eligible density bonus in each of the geographic tiers, up to a maximum of 9 incentives per project.
 - e. Exempt eligible projects with on-site childcare facilities from Floor Area Ratio (FAR) and parking calculations for that portion of project, and provide an additional incentive.
 - f. Establish height incentives limited to up to a total of two additional stories in Base Areas and three additional stories in High Quality Transit Areas. Each additional story would count as one incentive.
 - g. Apply transitional height restrictions such as a step-back of height increases if the proposed building is adjacent to a single-family home or duplex in an R1 or R2 zone.
 - h. Establish the allowable density bonus and maximum number of development concessions for which projects subject to the inclusionary housing ordinance are eligible.
 2. Administrative Procedures
 - a. Add Zoning Code provisions that limit applicants to request use of either the City's enhanced density bonus ordinance provisions or Government Code 65915, but not both.
 - b. Add Zoning Code provisions that identify no-net-loss provisions that exceed the State requirements and include requirements for replacement of existing affordable units, in addition to the Density Bonus minimum affordable housing requirements.
 - c. Amend existing LBMC §21.25.506 (Site Plan Review Findings) to add findings to address physical no-net-loss and Housing Element no-net-loss state mandates by ensuring that the City does not approve a Housing Development Project, as defined in state law and codified in Long Beach Ord-21-0007, that would result in the demolition of existing housing units or would have the effect of reducing the zoned capacity for housing of the City as it existed on January 1, 2018; unless those units are replaced on at least a one (1) to one (1) basis; and in the case of existing low income units, that such units are only demolished if they are replaced, and that certain conditions related to affordability and tenant protections are met;

- d. Amend LBMC Title 18 to allow a project's very low, low, and moderate affordable units to be eligible for waivers from specified development fees, such as parks and recreation and transportation development fees.
- e. Establish sunset clauses in the Enhanced Density Bonus Ordinance if either of these conditions are met:
 - i. October 1, 2030 unless extended by City Council;
 - ii. If the City fulfills its 6th Cycle Regional Housing Needs Assessment (RHNA) requirements for very-low, low, and moderate-income units.

Discretionary approvals for the proposed project include adoption of Negative Declaration 08-20 and approval of an Ordinance associated with the Enhanced Density Bonus code amendments to the Long Beach Municipal Code.

NOTICE IS HEREBY GIVEN THAT the City proposes to adopt a Negative Declaration for the above-cited project. The Negative Declaration is based on the finding that the project would not have any significant adverse impacts on the environment. The reasons to support such a finding are documented by an Initial Study prepared by the City.

Due to the COVID-19 pandemic, all City facilities including City Hall and the Billie Jean King Main Library have been closed until further notice. A copy of the Initial Study, proposed Negative Declaration, and supporting materials are available for public review on the City's website at <http://www.longbeach.gov/lbds/planning/environmental/reports/>. Alternatively, please call or email the planner listed below to arrange for a copy to be provided.

For questions regarding the Negative Declaration, please contact:

NAME:	Cynthia de la Torre, Planner	PHONE:	(562) 570-6559
ADDRESS:	City of Long Beach Development Services Department 411 West Ocean Boulevard, 3rd Floor Long Beach, CA 90802	EMAIL:	cynthia.delatorre@longbeach.gov

Public Review Period: Begins – May 3, 2021

Ends – June 2, 2021

In accordance with the CEQA Guidelines, any comments concerning the findings of the proposed Initial Study/Negative Declaration must be submitted in writing and **received by the City no later than 4:30 p.m. on the closing date of the public review period as cited above**, in order to be considered prior to the City's final determination on the project. Should you decide to challenge this project, you may be limited to the issues raised during this public review period.