

NOTICE OF DETERMINATION

TO: Office of the County Clerk
Environmental Filings
12400 E. Imperial Highway, Room 1201
Norwalk, CA 90650

Office of Planning and Research
1400 Tenth St., Room 121
Sacramento, CA 95814

FROM: City of Long Beach
Department of Development Services
411 W. Ocean Boulevard, 3rd Floor
Long Beach, CA 90802

Contact: Cynthia de la Torre, Planner
Phone: (562) 570-6559

Lead Agency (if different from above): N/A

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to Clearinghouse): 2021050034

Project Title: Enhanced Density Bonus Ordinance

Project Applicant: City of Long Beach

Project Location (include county): Citywide in the City of Long Beach located in Los Angeles County

Project Description: see attached.

This is to advise that the City of Long Beach City Council (lead agency) has approved the above-described project on **September 14, 2021**, and has made the following determinations regarding the above-described project:

1. The project (will/ will not) have a significant effect on the environment.
2. The project was determined to be within the scope of a previously-certified EIR.
 An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation Measures (were/ were not) made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Program (was/ was not) adopted for this project.
5. A Statement of Overriding Considerations (was/ was not) adopted for this project.
6. Findings (were/ were not) made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to the general public at:

Department of Development Services, 411 W. Ocean Blvd., 3rd Floor, Long Beach, CA 90802 and at:
<http://www.longbeach.gov/lbds/planning/environmental/reports/>

Signature (Public Agency) Cynthia de la Torre MC Title: Planner

Date: 9/15/2021 Date Received for filing at OPR 9/15/21

Authority cited: Sections 21083, Public Resources Code; Reference Section 21000–21174, Public Resources Code

Enhanced Density Bonus Ordinance - 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 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 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.