

## 4.1 AESTHETICS

This section addresses potential impacts related to aesthetics, including changes in public views and visual character, and consistency with adopted urban design policies.

### 4.1.1 Setting

This section provides an overview of the existing visual character and quality of the project site and surrounding area, in order to evaluate potential aesthetic impacts that could occur as a result of the proposed project. The visual character and quality is based on the physical appearance and characteristics of the environment, such as the proximity and balance of man-made structures with open space or landscaping, and views of public open space or of more distant landscape features or built landmarks.

**a. Visual Character of the Project Site Vicinity.** The project site is located in the Civic Center portion of the Downtown Plan area of Long Beach, and is generally surrounded by a mix of uses and development, including residential, retail, commercial space, and recreational areas. The area is highly urbanized consisting of several high-rise office and multi-family residential buildings of varying architectural styles, a pedestrian plaza, and features a coordinated streetscape. An aerial photograph identifying the project site and surrounding land uses is provided in Figure 2-2 in Section 2, *Project Description*.

Major thoroughfares in the vicinity include Ocean Boulevard to the south, Magnolia Avenue to the west, and Pacific Avenue to the east. Ocean Boulevard has three travel lanes and one parking lane in each direction. The eastbound and westbound lanes of Ocean Boulevard are separated by a large landscaped median consisting of ground covering, public art, shrubs, and jacaranda trees. The sidewalk along the north side of Ocean Boulevard (adjacent to the project site) is lined with a variety of trees (including palms and magnolias), a grassy strip, and a sloping landscaped berm with shrubs and ground covering. The south side of Ocean Boulevard between Magnolia and Pacific is comprised of high-rise residential buildings (up to 25 stories in height), a high-rise office building (approximately 15 stories in height), and a single-story strip retail building (City of Long Beach, 2014). All of these buildings are set back approximately 30 feet from the street with landscaped buffers containing grass, shrubs, and palm trees within Victory Park.

To the west of the project site is the Glenn M. Anderson Federal Building, which sits directly west of the former courthouse building, at the northwest corner of Ocean Boulevard and Magnolia Avenue. Immediately west of the Federal Building is the World Trade Center building. North of Broadway are existing residential (apartment) development and mixed-use buildings. Immediately west of the Third and Pacific Block is the First Congregational Church, at the southwest corner of Third and Cedar. North of Third Street are residential and mixed use developments, while the block immediately east of Pacific Avenue contains residential, as well as high-rise commercial and mixed-use buildings.

There are no State-designated scenic highways in the City of Long Beach, although a portion of the California Pacific Coast Highway (Highway 1) is identified by the California Department of Transportation (DOT) as an "Eligible State Scenic Highway - Not Officially Designated" (DOT, 2015). Ocean Boulevard is a locally-designated "scenic route," meaning that it is identified in the Scenic Routes Element (1997) of the Long Beach General Plan as a route that traverses areas of scenic beauty and interest.



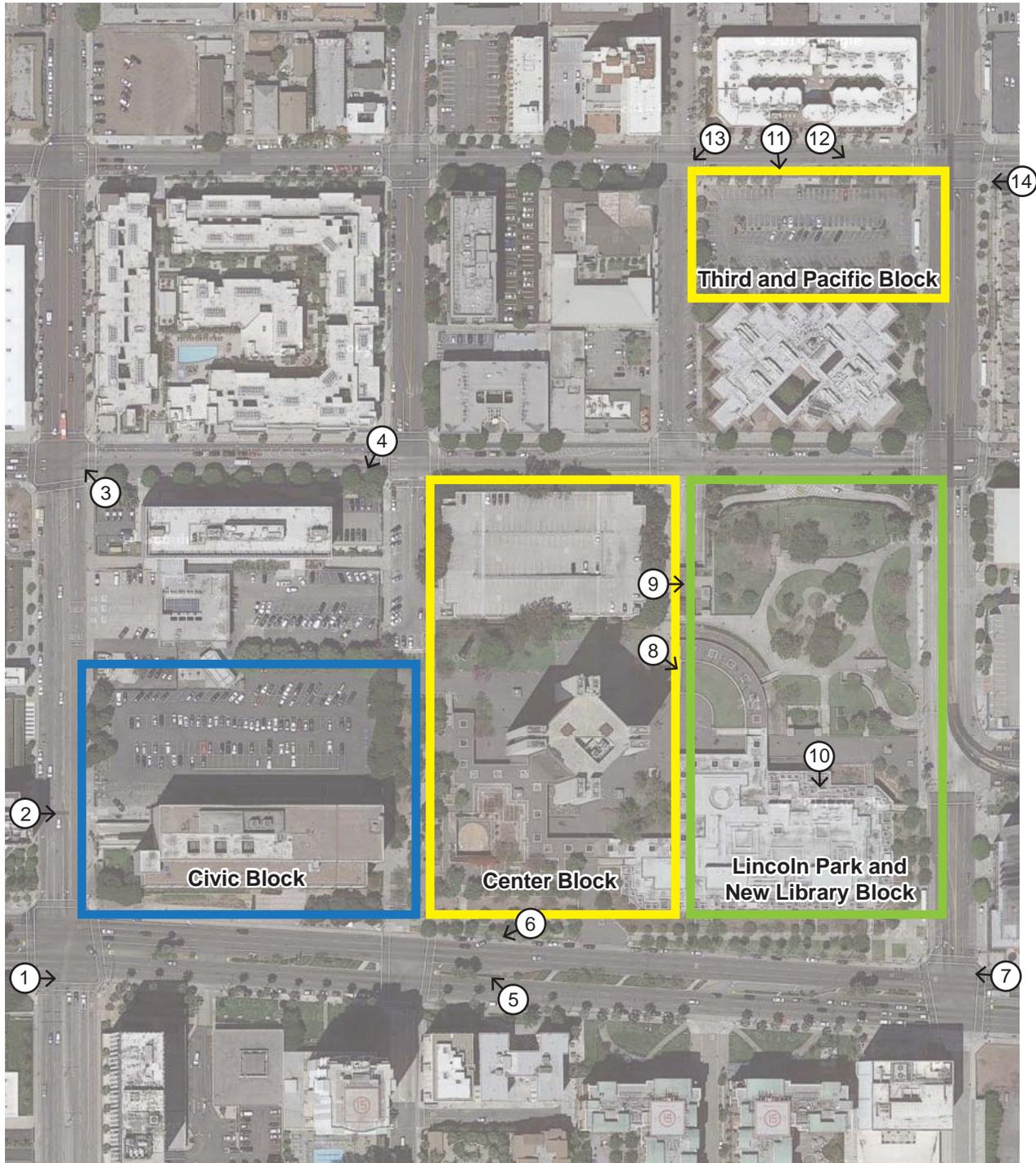
**b. Visual Character of the Project Site.** Figures 4.1-1 through 4.1-5b illustrate the existing conditions and visual quality and character of the project site and surrounding area from various viewpoints. As mentioned, the project site is bordered by Ocean Boulevard to the south, Magnolia Avenue to the west, Broadway and Third Street to the north, and Pacific Avenue to the east. In addition, Chestnut Avenue and Cedar Avenue extend from Broadway through the proposed project site, toward Ocean Boulevard, connecting Broadway and Ocean Boulevard.

The proposed project would include activities on four distinct blocks, which are fully developed under existing conditions. A series of photos were taken in May 2015 of these block areas, in order to document existing visual conditions in the project area. Figure 4.1-1 (May 2015 Photo Locations) indicates the orientation of the views shown in these photos relative to existing and proposed site conditions. Figures 4.1-2a through 4.1-5b provide views within and surrounding the project site as Photos 1 through 14, described below.

- **Civic Block (Figures 4.1-2a and 4.1-2b).** Consists of the former Long Beach Courthouse and parking area. Photo 1 is looking easterly down Ocean Boulevard, with the old Courthouse on the left and the existing City Hall building in the distance. Photo 2 provides a view of the existing parking lot behind the old Courthouse. Photos 3 and 4 show surrounding development north of the Civic Block (that would not be affected by the proposed project developments).
- **Center Block (Figures 4.1-3a and 4.1-3b).** Consists of the existing City Hall structure and Broadway parking structure. Photo 5 shows the existing City Hall building. Photo 6 shows existing development on the opposite side of Ocean Boulevard (that would not be affected by the project). Photo 7 is looking westerly down Ocean Boulevard, with the project site to the right and existing development to the left.
- **Lincoln Park and New Library Block (Figures 4.1-4a and 4.1-4b).** Consists of the City's Main Library, Lincoln Park, and Broadway Parking Structure. Photo 8 is a view of the existing Lincoln Park and Main Library, and Photo 9 is a view of the existing Lincoln Park. Photo 10 is a view of the existing Main Library and Centennial Plaza.
- **Third and Pacific Block (Figures 4.1-5a and 4.1-5b).** This parcel consists of a vacant surface parking lot. Photos 11 and 12 are views of the Third and Pacific Block and surrounding development from Third Street to the north. Photo 13 is a view of First Congregational Church to the west of the Third and Pacific Block. Photo 14 is looking to the west down Third Street from east of the Third and Pacific Block, with the proposed project site to the left and the First Congregational Church in the distance, beyond the future project site.

These figures are utilized in the impact analysis provided in Section 4.1.3 to characterize how the proposed project could potentially result in changes in aesthetic conditions.





Existing Conditions  
May 2015 Photo Locations

Figure 4.1-1



**Photo 1:** Looking East down Ocean Boulevard from the southwest corner of Ocean and Magnolia. The old Long Beach Courthouse is on the left, at the northeast corner of Ocean and Magnolia. City Hall is in the distance, between the palm trees.



**Photo 2:** Looking East across Magnolia Avenue at the parking lot behind the old Long Beach Courthouse on the project site. City Hall and the old Long Beach Courthouse are visible to the right. The Long Beach Police Department building is visible to the left.





**Photo 3:** Looking Northwest from Magnolia Avenue and Broadway towards the Governor George Deukmejian Courthouse.



**Photo 4:** Looking to the Southwest from Broadway and Chestnut Avenue at the Long Beach Police Department building.





**Photo 5:** Looking Northwest across Ocean Boulevard at City Hall. The old Long Beach Courthouse is visible to the left.



**Photo 6:** Looking West along Ocean Boulevard at surrounding residential and commercial buildings across from the project site.





**Photo 7:** Looking West along Ocean Boulevard. The project site is to the right and existing residential and commercial buildings are to the left.





**Photo 8:** Looking Southeast from Broadway Parking Garage through the project site at Lincoln Park to the left and the existing Long Beach Public Library to the right.



**Photo 9:** Looking East from the Broadway Parking Garage through the project site at the existing Lincoln Park.





**Photo 10:** Looking South from Centennial Plaza at the existing Long Beach Public Library on the proposed project site.





**Photo 11:** Looking South through the proposed project site from the north side of 3rd Street, between Cedar Avenue and Pacific Avenue. The existing City Hall is visible to the right.



**Photo 12:** Looking Southeast through the proposed project site from the north side of 3rd Street, towards residential and commercial buildings on the east side of Pacific Avenue.





**Photo 13:** Looking Southwest at First Congregational Church from the intersection of Cedar Avenue and 3rd Street. Parking lot visible to the left is the proposed project site. The existing City Hall building is visible in the distance.



**Photo 14:** Looking West down 3rd Street, from between Pacific Avenue and Pine Avenue. Residential (apartment) development at the intersection of 3rd Street and Pacific Avenue is visible on the left. First Congregational Church, located at 241 Chestnut Street, is visible in the distance on the left.



**c. Regulatory Setting.** There are no federal or state regulations related to visual character and quality applicable to the proposed project. Locally, the City of Long Beach has policies in place which focus on protecting views of the City's natural resources and views along significant streets and boulevards, as summarized below.

General Plan - Scenic Routes Element. The City of Long Beach General Plan, Scenic Routes Element (1997) proposed five scenic route systems within the City for potential adoption as official scenic routes within the City. Of these routes, only Ocean Boulevard was officially adopted by the City as a scenic route. Ocean Boulevard is adjacent to the project site on the south, and proposed changes situated along the southern portion of the project blocks would be visible from Ocean Boulevard; these include the City Hall and Port buildings on the Civic Center Block, the residential/commercial building on the Commercial/Center Block, and the proposed Lincoln Park on the Lincoln Park & New Library block.

General Plan - Land Use Element. The City of Long Beach General Plan, Land Use Element (1975) addresses issues related to urban design and the overall aesthetic quality of the City. The Urban Design Analysis contained within the Land Use Element outlines policies related to the visual character of the City and emphasizes visual compatibility along corridors as well as good design and landscaping.

Long Beach Downtown Plan (PD-30). Section 4 of the Downtown Plan provides design standards and guidelines that regulate and guide all development in Downtown Long Beach. The standards and guidelines emphasize design principles intended to produce good buildings, great streets, and memorable places as well as high-quality architecture and urban form.

Long Beach Municipal Code (LBMC). Title 21, Zoning, of the LBMC includes property development standards, as well as design guidelines for development projects within the City. Among the aspects of development regulated are types of allowable land uses, setback and height requirements, landscaping, walls, fencing, signage, access, parking requirements, storage areas, and trash enclosures. The zoning code also provides performance standards for various land use types to measure development projects' consistency with such regulations.

#### **4.1.2 Previous Environmental Review**

The Long Beach Downtown Plan EIR (the "Downtown Plan EIR") examined the aesthetic characteristics of the region and the potential impacts associated with development of the entire Downtown Plan area. The EIR determined that the visual character of the Downtown Plan area would be altered through the introduction of additional high-rise structures and full-block complexes at locations within the plan area. However, the EIR determined that due to the design framework provided by the Plan, the aesthetic change within Downtown would be beneficial and impacts to visual character would be less than significant. Implementation of the Downtown Plan would result in light and glare impacts that the Downtown Plan EIR determined would be significant but mitigable. The proposed project would be subject to Downtown Plan EIR Mitigation Measures AES-2(a) through AES-2(d), which include site plan and design review procedures. The Downtown Plan EIR determined that implementation of the Downtown Plan would result in significant and unavoidable shadow impacts. The proposed project would be subject to the mitigation measures identified in the EIR, specifically AES-3, *Shadow Impacts*, which requires a shading study for structures exceeding 75 feet in height or any structure that is adjacent to a light sensitive use and exceeds 45 feet in height.



The proposed project includes the demolition of the former Long Beach Courthouse. The Long Beach Courthouse Demolition Project was studied in a Draft EIR (SCH# 2014051003) that was circulated in October and November of 2014, but was not certified. The Long Beach Courthouse Demolition Project Draft EIR determined that impacts related to aesthetics would be potentially significant but mitigatable to a less than significant level with the implementation of mitigation measures to provide temporary visual barriers to the active construction area.

### 4.1.3 Impact Analysis

**a. Methodology and Significance Thresholds.** The assessment of aesthetic impacts involves qualitative analysis that is inherently subjective in nature. Different viewers react to viewsheds and aesthetic conditions differently. This evaluation measures the proposed project against existing visual conditions, analyzing the nature of the anticipated change. As described above, the project site was observed and photographically documented in May 2015. A series of 14 photos are provided on Figures 4.1-2a through 4.1-5b, with orientation of these photos provided on Figure 4.1-1 (May 2015 Photo Locations), which shows photo orientation in comparison to existing and proposed conditions. The figures and photos are utilized in this impact analysis to characterize how the visual environment and aesthetic conditions would change with implementation of the proposed project.

An environmental impact is considered significant if the proposed project would result in one or more of the following conditions, as described in Appendix G of the State *CEQA Guidelines*:

- *Have a substantial adverse effect on a scenic vista;*
- *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway;*
- *Substantially degrade the existing visual character or quality of the site and its surroundings; or*
- *Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.*

The Initial Study that was prepared for the proposed project (see Appendix A) included an initial evaluation of aesthetic impacts, and determined that the project would not result in a significant impact associated with the introduction of a new source of substantial light or glare; therefore, this issue is not further addressed in the SEIR. The Initial Study determined that the proposed project could potentially result in significant impacts associated with adverse effects on scenic vistas, damage to scenic resources including historic buildings within a state scenic highway, and degradation of visual character or quality of the site and its surroundings; therefore, these issues are assessed in detail in the following impact analysis. In addition, the Long Beach Downtown Plan identifies that potential impacts of downtown development may include shadow and shading effects that would adversely affect sensitive receptors; therefore, the potential effects of shadow and shading associated with the proposed project are assessed in this section.

For potentially significant aesthetic impacts, mitigation measures are introduced where feasible to reduce or avoid potential impacts.

Evaluation of Shadow Effects. The City of Long Beach Downtown Plan EIR identifies potential aesthetic impacts of downtown development (such as would occur under the



proposed project) related to the introduction of shadows and shading effects from tall buildings, that could adversely affect existing and future visual receptors in the area. Therefore, this analysis of potential aesthetic impacts of the proposed project also addresses the potential for shadow and shading impacts to occur. In identifying and characterizing impacts of shadows and shading, the following factors are considered:

- *Affected land use (Is the affected [shadowed] land use light-sensitive such that sunlight is essential to its function?)*
- *Duration of shadow/shading (How many hours per day would an affected land use experience shadow/shading from the project?)*
- *Time of day (Is the affected land use affected by shadow/shade at a time of day when sunlight is most important?)*
- *Season (What time of year would affected land use[s] be in shadow/shade as a result of the project?)*
- *Extent of effect (What percentage of an affected land use would be affected by shadow/shade?);*
- *Nature of the shadows (Does the project's shadow have a more solid or dappled quality?)*
- *Pre-existing conditions (Are there other landforms or development that currently shadow/shading on the land uses affected by the project?)*

In order for a significant adverse impact to result from project-related shadows/shading, the following criterion is used:

- *The project increases shadows cast upon shadow-sensitive uses, and results in shading for more than three hours between late October and early April (including Winter Solstice), or for more than four hours between early April and late October (including Summer Solstice).*

Facilities and operations sensitive to the effects of shading include the following: routinely useable outdoor spaces (yards, playgrounds, etc.) associated with residential, recreational, or institutional land uses; solar collectors; nurseries; or primarily outdoor-oriented commercial uses (e.g., certain restaurants). These uses are considered sensitive because sunlight is important to their function, physical comfort, and/or commerce (City of Long Beach, 2010).

#### **b. Project Impacts and Mitigation Measures.**

<i>Threshold:</i>	<i>Have a substantial adverse effect on a scenic vista;</i>
<i>Threshold:</i>	<i>Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.</i>

**Impact AES-1** **The proposed project would alter site-specific visual features by replacing existing buildings and land uses, but would not substantially damage scenic resources, including those related to a scenic vista or state scenic highway, and potential impacts to scenic resources would be Class III, less than significant.**

The proposed project is located in an urbanized area characterized by flat topography, where viewsheds are comprised of existing buildings, streets, and trees such as in Lincoln Park and the Ocean Boulevard median. Due to the flat topography and existing development, there are no



scenic vistas on the project site or in the immediate vicinity. The project would include the extension of Chestnut Street and Cedar Street, to connect Broadway to the north and Ocean Boulevard to the south. This would extend views to the south from Broadway and views to the north from Ocean Boulevard, but would not introduce a new scenic vista to the area.

As discussed above, the proposed project would alter the layout of the project site, and introduce structures of up to approximately 432 feet in height. Main roads that provide views of the project site include Ocean Boulevard, Broadway, and Third Street. Existing buildings along the south side of Ocean Boulevard currently block southward views of the Pacific Ocean from the project site and surrounding area. As shown on Figures 4.1-6a and 4.1-6b, the proposed mixed-use tower on the Center Block would be taller than other high-rise structures in the area. It is possible that views of the Pacific Ocean may be created on the upper (residential) levels of this mixed-use tower without obstructing other views of the ocean within the area. Southward ocean views from the residential developments on the south side of Ocean Boulevard (see Photos 6 and 7) would not be affected by the project.

Ocean Boulevard, which provides the southern boundary of the project area, is a locally-designated "scenic route," meaning that it is identified in the Scenic Routes Element (1997) of the Long Beach General Plan as a route that traverses areas of scenic beauty and interest. Ocean Boulevard is not a State-designated scenic highway, which would require the government with jurisdiction over abutting land to adopt a "Scenic Corridor Protection Program" limiting development, outdoor advertising, and earthmoving activities (DOT, 2015). Guidance regarding development along Ocean Boulevard is provided in the City of Long Beach Local Coastal Program (1980), *General Transportation and Access Policies* section (City of Long Beach, 1980), as well as in the City of Long Beach Zoning Ordinances. The proposed project would alter views of the project site from Ocean Boulevard, such as where the structures in Photo 1 would be replaced by taller structures under the proposed project, and where the existing library in Photo 10 would be replaced by the relocated Lincoln Park under the proposed project.

As described in the Cultural Resources Study provided as Appendix B, existing structures that would be replaced under the proposed project include the existing Long Beach Courthouse and City Hall-Library Complex, which have been found to be individually eligible for the California Register of Historical Resources (CRHR), although they have not been officially listed on the CRHR or the National Register of Historic Places (NRHP). Nevertheless, these structures are considered contributors to the Long Beach Civic Center Historic District, which is not a designated historic district, but is a distinct grouping of civic and governmental properties united historically by plan and physical development. They are also considered eligible for City of Long Beach Landmark Designation and are therefore considered historical resources for the purposes of CEQA. As described in the Cultural Resources Study, demolition of these structures constitutes a significant direct impact to cultural resources insofar as it entails a substantial adverse change in the significance of historical resources. As noted above, the project site is visible from main roads including Ocean Boulevard, Broadway, and Third Street. However, for the purposes of characterizing impacts to visual resources under the thresholds listed above, removal of these structures would not constitute a significant aesthetic impact because they are not located on a State-designated scenic highway or within a designated scenic vista. In addition, visual changes included under the proposed project may also introduce an improvement to aesthetics of the site, as the architecture of existing structures including the City Hall and Civic Center buildings is outdated and not visually consistent with current design



styles. Following implementation of the proposed project, new structures that would occupy the project site would be visually consistent with the surrounding area.

There is one designated historic building in the project area, the First Congregational Church, which is located at 241 Cedar Avenue, adjacent to the west of the Third and Pacific Block. As described in the Cultural Resources Study provided as Appendix B, this church is listed in the NRHP and CRHR as a historic resource. Photo 13 (Figure 4.1-5b) provides a view of the First Congregational Church from the northwest corner of the proposed Third and Pacific Block; this view would remain unobstructed with the proposed project. Photo 14 (Figure 4.1-5b) provides a west-looking view down Third Street from east of the proposed project site, with the First Congregational Church in the background on the left. With implementation of the proposed project, the northern portion of the Third and Pacific Block, currently occupied by a surface parking lot, would be replaced with a residential development, including surrounding landscaping consisting of shrubs and trees; this would obstruct the view of First Congregational Church currently available from east of the project site, as shown on Photo 14. However, Third Street is not a state scenic highway or a designated local view corridor; therefore, this view alteration would not be a significant impact.

The proposed project would not include any actions with potential to affect scenic resources, scenic views or viewsheds, or scenic route designations along Ocean Boulevard, including but not limited to scenic resources such as trees, rock outcroppings, and historic buildings located within a State-designated scenic highway.

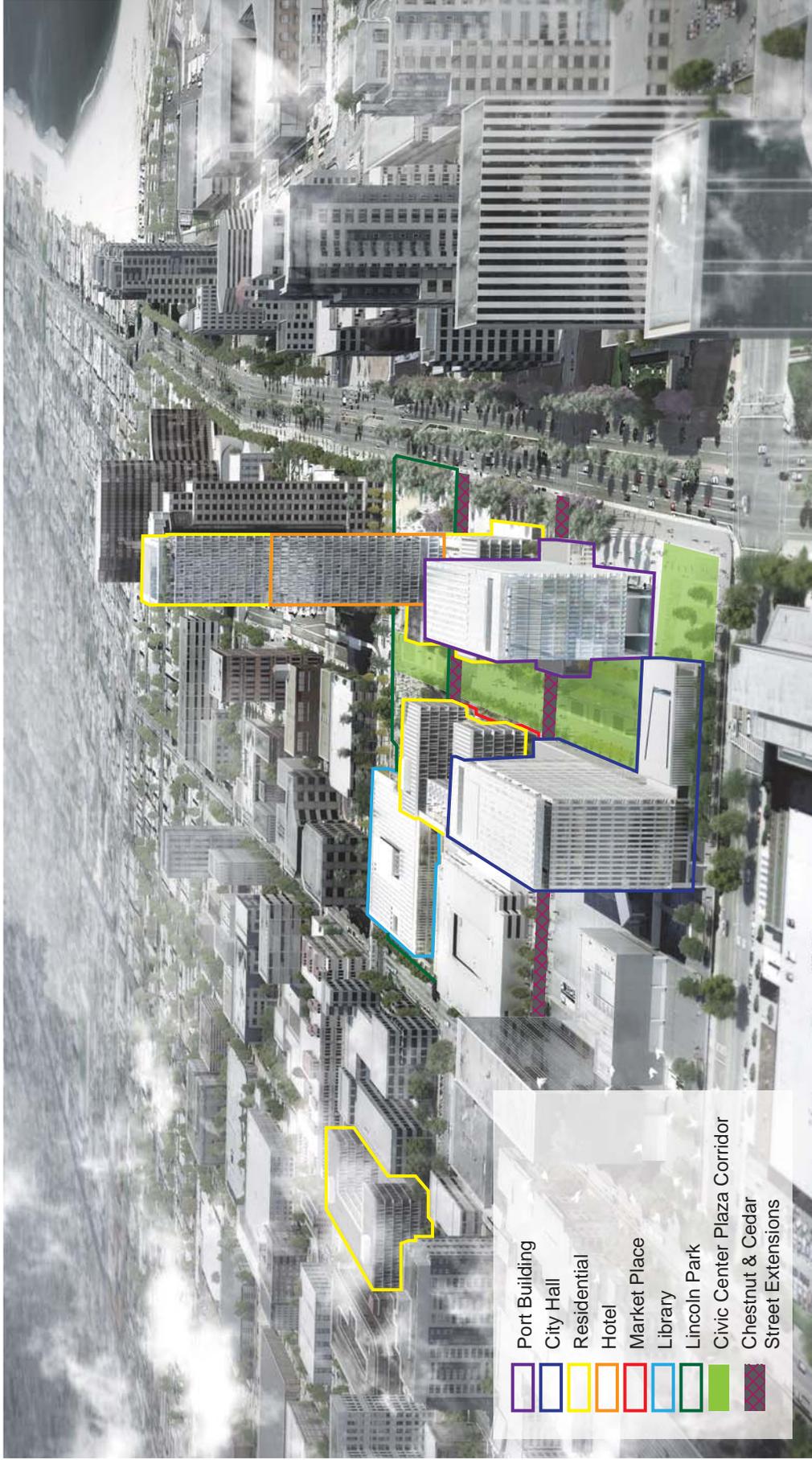
**Mitigation Measures.** None required.

**Significance After Mitigation.** Impacts would be less than significant without mitigation.





Looking southwest through project area, Pacific Avenue shown in lower left.



Looking east through project area, Ocean Boulevard shown on right.

Aerial Photosimulations

Figure Figure 4.1-6b  
City of Long Beach

<i>Threshold:</i>	<i>Substantially degrade the existing visual character or quality of the site and its surroundings.</i>
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**Impact AES-2** **The project would alter existing visual characteristics of the project site and surroundings, but would be consistent with the Downtown Plan and would not degrade existing visual character or quality. The Downtown Plan EIR determined that buildout of the Downtown Plan would result in a Class III, less than significant impact. The project would result in temporary construction impacts to visual character and quality that would be Class II, less than significant with mitigation.**

As described in Section 2, *Project Description*, the proposed project would occur on four distinct “blocks.” Figures 4.1-2a through 4.1-5b provide photos of existing visual conditions in the project area, as described in Section 4.1.1(a); Figure 4.1-1 (May 2015 Photo Locations) identifies the perspective of these photos relevant to existing conditions and proposed site conditions. The following overview describes how these existing conditions/views would be affected by the proposed project.

- **Civic Block.** *Construction on the Civic Block would follow demolition of the former Long Beach Courthouse, which currently occupies the site. The old Courthouse building shown on Photo 1 and the parking area shown on Photo 2 would be replaced by the proposed City Hall and Port buildings, both of which would be almost twice as tall as the existing old Courthouse (additional discussion provided below, in the shadow effects analysis provided under Impact AES-3). Although the proposed project structures on this block would be taller than the existing old Courthouse building, they would be visually consistent with surrounding structures, including residential and mixed use developments to the south of Ocean Boulevard, the Glenn M. Anderson Federal Building to the northwest of the Civic Block, the existing Long Beach Police Department building on the north of the Civic Block, and proposed developments on the Center Block, as shown on the visual simulations provided as Figures 4.1-6a and 4.1-6b.*
- **Center Block.** *The existing City Hall structure would be demolished, and replaced with a mixed-use tower approximately 432 feet in height comprised of residential and retail uses, possibly also with a hotel. The views of the existing City Hall structure provided in Photos 2, 5, 11, and 13 would be altered in that the mixed-use tower would replace the existing City Hall structure. Figures 4.1-6a and 4.1-6b provide photo simulations of the proposed project development, including the new mixed-use tower that would replace the existing City Hall structure. Although these changes would alter views of the project site, the changes would be visually consistent with the surrounding area, including other mixed-use developments and high-rise structures in the project area.*
- **Lincoln Park and New Library Block.** *The existing Main Library, located in the southern portion of this block, would be demolished and rebuilt on top of the existing Lincoln Garage roof deck on the northern portion of this block. The roof of the new Main Library would be up to 42 feet in height. The existing location of the Main Library would be redeveloped into a new Lincoln Park. As a result, views of the existing library currently provided in Photos 8 and 10 would be replaced with views of the new Lincoln Park, and the view of the existing Lincoln Park currently provided in Photo 9 would be replaced with a view of the new Main Library. These changes would be visually consistent with current aesthetic conditions on the project site.*



- **Third and Pacific Block.** *A seven-story residential structure (up to 70 feet tall) and parking structure with up to three above-ground levels would be constructed on what is currently a surface-level parking lot. This would alter the views provided in Photos 11 and 12, as the proposed structure would obstruct views from Third Street of existing structures to the south and east of the Third and Pacific Block. However, as shown on the visual simulations provided as Figures 4.1-6a and 4.1-6b, the new structures on the Third and Pacific Block would be visually consistent with the surrounding area, and with other residential and mixed use developments surrounding the project site.*

As discussed above, the proposed project would alter existing visual characteristics of the project site, but would be visually consistent with surrounding conditions and uses. Also as previously noted, existing structures on the project site that would be replaced with the proposed development, including the existing City Hall and Civic Center structures, are architecturally outdated and their replacement with new structures as proposed may represent an aesthetic improvement to existing conditions. The proposed project would be visually compatible with the existing high-density and mixed-use visual character of the project area, and would not permanently degrade the existing visual character or quality of the area.

Construction activities associated with the proposed project may cause a visual condition that is temporarily unappealing, both from within the project site and from views in the immediate vicinity. This could occur as a result of the use and presence of construction vehicles and equipment, the demolition of existing structures and removal of existing park areas, and the unfinished looks associated with constructing new infrastructure and facilities. Mitigation measures are recommended to minimize or avoid the temporary adverse visual impacts associated with the project's construction period, and to ensure that the project would not substantially degrade existing visual character or quality.

**Mitigation Measures.** Mitigation Measure AES-2 would minimize or avoid temporary impacts to visual character and quality by requiring visual screening where feasible, and ensuring that the area remain as clean and free of debris as possible.

**AES-2 Construction Screening.** Temporary fencing comprised of chain link or wood with screening material attached shall be used around the perimeter of the active construction site to buffer views of construction activities, as well as the staging of vehicles, equipment, and materials. In addition, the contractor shall affix or paint a plainly visible sign, on publically accessible portions of the temporary fencing, with the following language: "POST NO BILLS". Such language shall appear at intervals of no less than 25 feet along the length of the publically accessible portions of the barrier. The contractor shall ensure through daily visual inspections that no unauthorized materials are posted on any temporary construction barriers or temporary pedestrian walkways, and that such temporary barriers and walkways are maintained in a visually attractive manner, including the prompt removal of graffiti, throughout the construction period.

**Significance After Mitigation.** Impacts would be less than significant with mitigation.



<i>Threshold:</i>	<i>Increase shadows cast upon shadow-sensitive uses, and result in shading for more than three hours between late October and early April (including Winter Solstice), or for more than four hours between early April and late October (including Summer Solstice).</i>
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**Impact AES-3** The proposed project includes high-rise structures that would cast shadows onto adjacent properties. The Downtown Plan EIR determined that shadow impacts would be Class I, significant and unavoidable. However, shadows from project structures would not fall on sensitive residential, public gathering, and school uses for more than three hours during Winter months or for more than four hours during Summer months. The proposed project would not contribute to this Class I impact and would, therefore, have a Class III, *less than significant* impact.

As discussed in the Long Beach Downtown Plan EIR, adoption of the Downtown Plan was anticipated to introduce a variety of new development projects to the City, including high-rise structures such as would occur under the proposed project. Where new structures are substantially taller than the existing and/or surrounding buildings, substantially longer and broader shadows may occur, particularly at the street level. Shadows cast by buildings are typically longest at the Winter Solstice and shortest at the Summer Solstice, transitioning through the equinox seasons (where the “equinox” is the period when the sun crosses Earth’s equator, so that the day and the night are of approximately the same duration).

The Long Beach Downtown Plan EIR includes Mitigation AES-3 (Shadow Impacts), which requires a shading study for projects that would introduce a structure(s) of 75 feet or more in height, or any structure that is adjacent to a light-sensitive use and exceeds 45 feet in height. Figures 4.1-7a through 4.1-7d provide sun-shadow diagrams for the Summer Solstice and Winter Solstice, at the following modeled times: 9:00 a.m., 11:00 a.m., 1:00 p.m., and 3:00 p.m. Table 4.1-1 provides an overview of the shadow effects shown on Figures 4.1-7a through 4.1-7d, with respect to how sensitive uses in the project area would be affected.





Summer Solstice - 9am



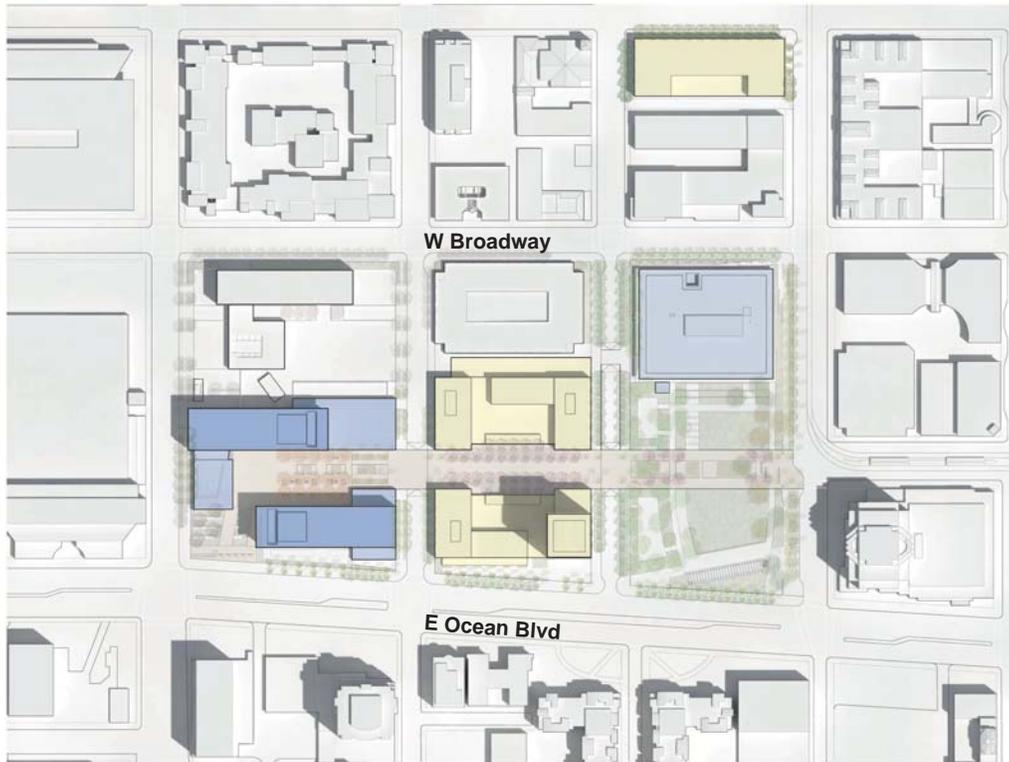
Winter Solstice - 9am

- Civic: City Hall and Port Headquarters
- Private Development
- Long Beach Main Library
- Lincoln Park

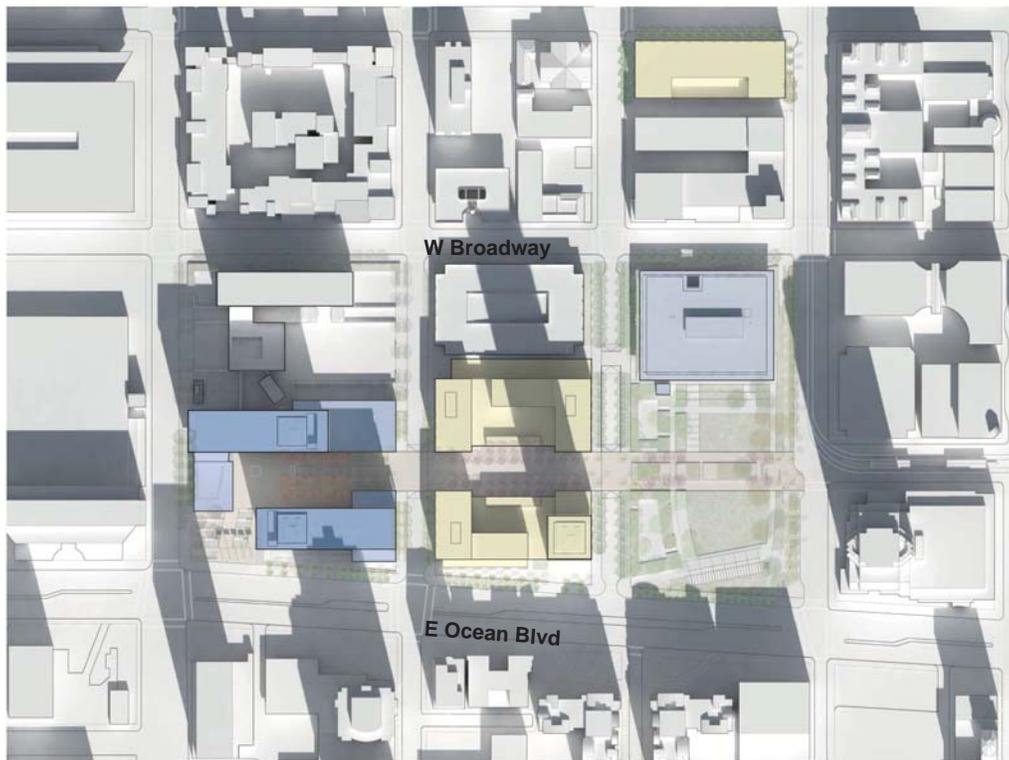
Sun Shadow Diagrams - 9:00 am

Figure 4.1-7a





Summer Solstice - 11am

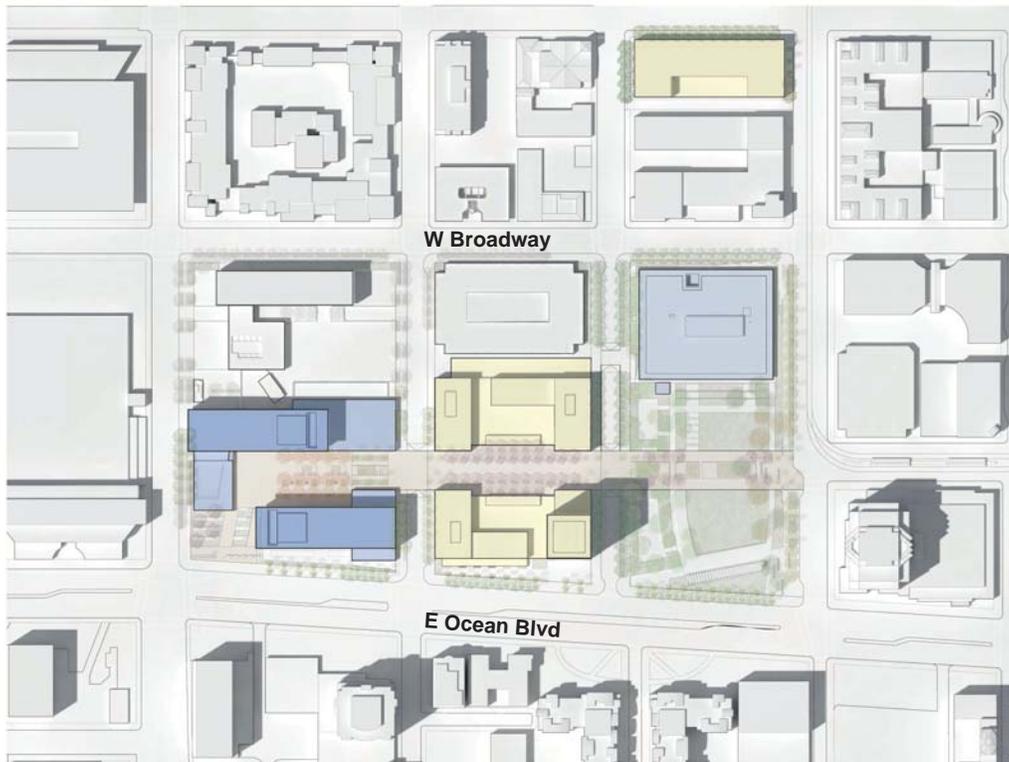


Winter Solstice - 11am

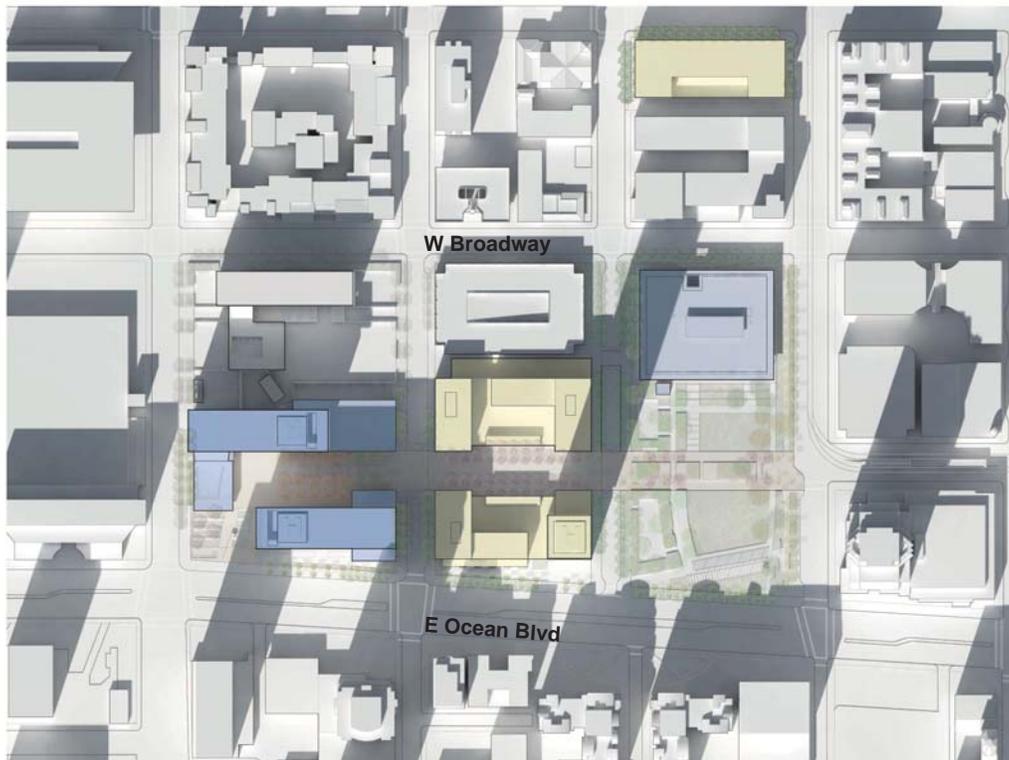
- Civic: City Hall and Port Headquarters
- Private Development
- Long Beach Main Library
- Lincoln Park

Sun Shadow Diagrams - 11:00 am

Figure 4.1-7b



Summer Solstice - 1pm



Winter Solstice - 1pm

- Civic: City Hall and Port Headquarters
- Private Development
- Long Beach Main Library
- Lincoln Park

Sun Shadow Diagrams - 1:00 pm

Figure 4.1-7c



Summer Solstice - 3pm



Winter Solstice - 3pm

- Civic: City Hall and Port Headquarters
- Private Development
- Long Beach Main Library
- Lincoln Park

Sun Shadow Diagrams - 3:00 pm

Figure 4.1-7d



**Table 4.1-1  
 Shade and Shadow Effects**

<b>Time</b>	<b>Summer Solstice</b>	<b>Winter Solstice</b>
9:00 a.m.	Shadows almost directly to the west. The new City Hall building would shade Magnolia Avenue. The new mixed use building would shade itself. The Center Block, in general, would shade the new Chestnut Street extension. The new Lincoln Park would be partly shaded by an existing structure to the east (Ocean Boulevard and Pacific Avenue). The new structure at Third and Pacific would shade a portion of Cedar Street, comparable to the adjacent existing structure on the same block.	Shadows cast to the northwest. Heavy shading throughout the project site from existing structures in the area. The Port building and City Hall would be almost completely shaded. The new City Hall would shade a portion of the existing Long Beach Fire Department building. The new mixed-use structure on the Center Block would partly shade the existing Long Beach Police Department building, and an apartment building north of Broadway (at Magnolia). Existing structures would shade the new Main Library. The new structure at Third and Pacific would shade portions of Third Street to the north and Cedar Street to the east.
11:00 a.m.	Shadows to the west-northwest. The new Port building and City Hall would cast minimal shadow towards the northwest, not affecting other structures. The new mixed-use tower would partially shade the new commercial development on the Center Block. The Lincoln Park and New Library Block would be virtually free of shade/shadow.	Shadows to the north-northwest. The new Port building would be partially shaded by existing development on the south side of Ocean Boulevard. The new City Hall building would shade the existing Long Beach Fire Department building. The new mixed-use tower would cast a shadow across the Center Block and West Broadway. The new structure at Third and Pacific would shade a portion of Third Street.
1:00 p.m.	Shadows to the northeast. The new Port building would shade a portion of the new Chestnut Street extension. The new mixed-use tower would shade a portion of the new Lincoln Park.	Shadows to the north-northeast. Existing structures on the south side of Ocean Boulevard would shade portions of the new Port building, City Hall, and commercial developments. The new City Hall building would shade the existing Long Beach Fire Department building. The new mixed-use tower would shade a portion of the new Main Library, Lincoln Park, and West Broadway. The new structure at Third and Pacific would shade a portion of Third Street.
3:00 p.m.	Shadows almost directly to the east. The new Port building and City Hall would shade portions of the new Chestnut Street extension. The new commercial buildings on the Center Block would shade portions of the new Cedar Street extension. The new mixed-use tower would cast a shadow across the new Lincoln Park. The new structure at Third and Pacific would shade a portion of Pacific Avenue, comparable to the adjacent existing structure on the same block.	Shadows to the northeast. Heavy shading throughout the project site from existing structures in the area. The Civic Block and Center Block would be almost entirely shaded by existing structures west of Magnolia and south of Ocean. The new City Hall building would partially shade the existing Long Beach Fire Department building. The new mixed-use tower would cast a shadow across the new Lincoln Park, the new Main Library, and structures to the north of Broadway and Pacific. The new structure at Third and Pacific would cast a shadow across both streets.

Comparison of Figures 4.1-7a through 4.1-7d and consideration of the summary descriptions provided above indicate that the new buildings that would be constructed under the proposed project would not introduce new shadows or shading that would adversely affect shadow-sensitive land uses in the area. The most extended shadowing effects associated with the project would affect surrounding roadways, which are not considered sensitive uses.



The most substantial shadows associated with the proposed project would occur as a result of the new 432-foot-tall mixed-use tower on the Center Block. At 9:00 a.m. during the Winter Solstice, this tower would shade a portion of the existing apartment building located on the northeast corner of Broadway and Magnolia; however, by 11:00 a.m. this shadow would have moved to the east, partially shading a structure on the north side of Broadway. By 1:00 p.m., also during the Winter Solstice, this shadow would have stretched farther to the east, partially shading the new Main Library. This progression indicates that although some residential land uses in the project area would be partially shaded by project structures, such shading would last for less than two hours at a time. In addition, this shading would not affect “routinely useable outdoor spaces associated with” residential land uses and, therefore, would not significantly affect residential-related sensitive uses.

As described in Section 4.1.3(a), the threshold of significance for shadow and shading impacts is the creation of extended periods of shading on “shadow-sensitive” uses that result in shading for more than three hours over the Winter Solstice or four hours over the Summer Solstice. As shown on Figures 4.1-7a through 4.1-7d, during the Winter Solstice the existing Long Beach Fire Department building would be partially or fully shaded by the proposed new City Hall building throughout the day (partial shading at 9:00 a.m. and 3:00 p.m.; full shading at 11:00 a.m. and 1:00 p.m.). The Fire Department building, located in the northern portion of the Civic Block, is presently shaded by the Long Beach Courthouse. The existing Long Beach Courthouse is comprised of two sections, of which the southern (closer to Ocean Boulevard) is five stories tall and the northern (closer to Broadway) is six stories tall. Both sections would be demolished as part of the project and replaced by the City Hall building, which would be 11 stories tall, almost twice as tall as the tallest portion of the Courthouse; therefore, shadows cast by the City Hall building on the Fire Department building would be more substantial than those cast by the Courthouse. However, the Fire Department building is not a “shadow-sensitive” use, and doesn’t include a “routinely useable outdoor space” which is a qualifier for being recognized as a “sensitive” use. In addition, as shown on Figures 4.1-7a through 4.1-7d, shadowing from the project would only occur during the Winter Solstice, with no shadowing effects during the Summer Solstice. Therefore, the seasonal shading of the existing Fire Department building that would occur as a result of the new City Hall building would not be a significant adverse effect.

The Long Beach Downtown Plan FEIR identifies that development which occurs under the Downtown Plan could result in significant and unavoidable shade/shadow impacts to Long Beach Unified School District (LBUSD) schools. The structures included under the proposed project are not located near an existing LBUSD school site, and would not result in shade/shadow effects on LBUSD schools. Potential shade/shadow effects of the proposed project, as characterized above and pictured on Figures 4.1-7a through 4.1-7d, would be less than significant.

**Mitigation Measures.** None required.

**Significance After Mitigation.** Impacts would be less than significant without mitigation.

**c. Cumulative Impacts.** Planned and pending projects in the vicinity of the project site are identified in Table 3-1 in Section 3, *Environmental Setting*. These planned and pending projects, as well as other future projects in the vicinity of the proposed project, would be



expected to be consistent with the Long Beach Downtown Plan and design standards specified therein, including as related to aesthetics. The Downtown Plan EIR determined that given the City's current regulations and guidelines on the scale and design of new projects, Downtown development would generally further the City's goal of a more intensely developed and vibrant urban environment with a stronger pedestrian orientation for Downtown Long Beach, and the cumulative visual effect of development in the area would be less than significant.

In addition, as discussed in the Downtown Plan EIR, cumulative aesthetic impacts associated with shade and shadow from high-rise downtown developments would be significant and unavoidable, as assessed on the programmatic level. The impact analysis provided above for the proposed project determines that shade and shadow effects associated with the proposed project would be less than significant, because project structures would not cast shade or shadows on a shadow-sensitive use or on routinely useable outdoor space. Therefore, the proposed project would not contribute to cumulative shade- or shadow-related impacts.

As determined in the impact analysis provided above in Section 4.1.3(b), the proposed project would not result in significant adverse impacts to aesthetics. The proposed project would not create impacts to aesthetic resources that could combine with similar impacts of other projects in the cumulative environment to result in a significant adverse impact. Although cumulative development may, over time, alter the visual character of this part of Long Beach, such development would be subject to the same policies and regulations as the proposed project and would be expected to generally enhance aesthetic conditions in the Downtown area. Cumulative impacts related to aesthetics would be less than significant.

