CITY OF LONG BEACH

Community Development Department
Planning Bureau
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AB 507 Supplemental Application

- Assembly Bill 507 (AB 507) makes adaptive reuse project a use by right in all zones, regardless of the zoning of the site, and subject to a streamlined, ministerial review process if the project meets specified requirements related to location, labor and the inclusion of affordable units.
- All AB 507 housing applications must include a completed copy of this supplemental application form in addition to the Planning Permit Application and a completed Housing Supplemental Application in order to submit for a AB 507 project.
- All submittals are via online portal, and in-person submittals are not accepted.

Proposed Project

Project Location: _____ Long Beach, CA 908_____
Assessor's Parcel Number(s): _____
Project Description: _____
_____

☐ I HEREBY CERTIFY THAT MY PROJECT IS ELIGIBLE for subdivision under AB 507 as demonstrated in the eligibility checklist below.

☐ On behalf of the development proponent, I certify the responses on this form are accurate based on reasonable investigation, knowledge and belief. If the information recorded in this checklist changes in the course of the project, I will contact Planning Bureau for further guidance. I understand this checklist is only a tool for gathering information relevant to the project. Approval or disapproval of the project will be determined based on applicable law and regulation.

Owner Name: _____ Signature: Date:

Applicant Name: _____ Signature: Date:

AB 507 Eligibility Requirements

In order to be eligible for review under AB 507, the project must meet all the following:

☐ The building is not located within an industrial zone that does not permit residential uses (65658.1.(2)(A)).

☐ The building is not a hotel UNLESS the hotel use has been discontinued since July 1, 2021 or earlier (65658.1.(2)(B)).

☐ Any nonresidential uses proposed in the project must be consistent with the land uses allowed by the zoning (65658.5(a)(1)(A)).

AB 507 Eligibility Requirements Continued

In order to be eligible for review under AB 507, the project must meet all the following:

- ☐ The parcel is located within an urbanized area (65658.5(b)(1)(A)).
- ☐ The parcel is surrounded by at least 75 percent urban uses (65658.5(b)(1)(B)).
- ☐ The building is less than 50 years old (65658.5(b)(2)(A))
  - ☐ OR: The building is older than 50 years old AND the applicant has submitted a preliminary application (SB 330) and the City has determined that the building is not a historic resource, or that the project complies with the requirements below. (65658.5(b)(2)(C))
- ☐ If the building is listed on a local, state, or federal register of historic resources (65658.5(b)(2)(B)):
  - The applicant will sign an affidavit declaring that the project will comply with one of the following:
    - The United States Secretary of the Interior's Standards for Rehabilitation, as found in Part 67 of Title 36 of the Code of Federal Regulations.
      - Exterior facades that do not face a street, interior facades that do not face a courtyard, and interior spaces that are not publicly accessible and character defining may be modified without regard to the United States Secretary of the Interior's Standards for Rehabilitation.
    - The project is awarded federal historic rehabilitation tax credits pursuant to Section 47 of the Internal Revenue Code, or state historic rehabilitation tax credits. OR
  - If an affidavit is not signed, the City may impose conditions of approval to mitigate impacts if it is determined that the project will cause significant adverse impact to historic resources.
- ☐ The proposed project provides affordable housing (65658.5(b)(3)):
  - Rental housing developments must provide either:
    - 8% of the base units at 50% AMI and 5% of the base units at 30% AMI, or
    - 15% of the base units at 80% AMI.
  - Owner-occupied housing developments must provide either:
    - 15% of the base units at 80% AMI, or
    - 30% of the base units at 120% AMI.
  - Note: If the City of Long Beach Inclusionary Housing Ordinance (LBMC 21.67) requires greater affordable housing requirements, then the project shall include the percentage of affordable units required by LBMC 21.67 AND the project shall meet the lowest income targeting required by either this section or LBMC 21.67.
- ☐ The affordable housing units have the same bedroom and bathroom count ratio as the market rate units, are equitably distributed within the project, and have the same type or quality of appliances, fixtures, and finishes (65658.5(b)(3)(D)).
- ☐ If the proposed project is mixed-use, at least one half of the square footage is dedicated to residential uses (65658.5(b)(4)).
- ☐ The project has completed and attached a Phase I environmental assessment (as defined in Section 78095 of the Health and Safety Code) (65658.5(b)(5)(A)).
- ☐ The adaptive reuse project complies with objective design standards.

AB 507 Eligibility Requirements Continued

In order to be eligible for review under AB 507, the project must meet all the following:

- ☐ The project site is 20 acres or less (65658.5(b)(7)).
- ☐ If the parcel is located within a conservation easement, it will comply with all terms of that easement (65658.5(e)).
- ☐ The project may include development of new structures on parcels adjacent to the proposed project if the adjacent parcels meet the Streamlined Ministerial Approval Process (SMAP) requirements (65658.6(a)(1)(A).
- ☐ All projects must meet the following labor standards (65658.13):
  - If the project is not entirely a public work, all construction workers must be paid prevailing wages, with apprentices paid the apprentice rate.
  - Prevailing wage obligations must be included in all applicable contracts.
  - Contractors and subcontractors must pay prevailing wages and maintain payroll records, unless covered by a project labor agreement (PLA) that already requires prevailing wages and enforcement through arbitration.
- ☐ Projects that are 40 or more units and are 4 stories or less must meet the following additional labor standards (65658.14):
  - Contractors with 1,000+ hours on the job must meet apprenticeship and health care expenditure requirements unless they are signatory to a qualifying collective bargaining agreement or PLA.
  - Contractors must:
    - Participate in or request apprentices from a state-approved apprenticeship program.
    - Make health care contributions equal to the cost of a Covered California Platinum plan for a family of four (credited toward prevailing wage).
  - Monthly compliance reports must be submitted to the City.
  - Contractors must submit monthly payroll records to the Labor Commissioner.
  - Contractors must report changes in apprenticeship participation or health benefit contributions within 10 business days.
- ☐ Projects that are 40 or more units and are over 4 stories tall must meet the following additional labor standards (65658.15):
  - Prime contractors must commit to using a skilled and trained workforce for all apprenticeable trades unless fewer than three compliant bids are received for a scope of work.
  - Subcontractor bidding requirements must be objective and not impose unreasonable barriers.
  - Prime contractors must collect affidavits and monthly compliance reports from subcontractors regarding workforce qualifications.
  - Notice of bid opportunities must be provided at least 14 business days before bids are due to local labor organizations and contractor associations.
  - Upon request, contractors must provide lists of bidding and contracted firms to joint labor-management committees.
  - Monthly compliance reports must also be provided to the City.