

5. Environmental Analysis

5.1 AESTHETICS

This section of the Draft Environmental Impact Report (DEIR) evaluates the potential impacts to the visual character of the area covered by the Villages at Cabrillo Specific Plan Area (Plan Area) and its surroundings associated with implementation of the Villages at Cabrillo Specific Plan (Specific Plan). This section includes a discussion of the qualitative aesthetic characteristics of the environment that could potentially be altered by the Specific Plan's implementation, as well as the Specific Plan's consistency with established relevant visual resource policies. As noted below, SB 743 established that aesthetics impacts for mixed-use residential projects located within a transit priority area would not be considered significant under CEQA. As the Specific Plan will allow for the redevelopment of an urban area with mixed-use residential structures on an infill site within a transit priority area, any aesthetic impacts would not be considered significant. Thus, this analysis is provided for informational purposes.

5.1.1 Environmental Setting

5.1.1.1 REGULATORY BACKGROUND

State and local laws, regulations, plans, or guidelines related to aesthetics and visual character that are applicable to the Specific Plan are summarized below.

State

The Public Resources Code

SB 743, enacted in 2013, establishes how environmental impacts related to aesthetics for infill projects located in transit priority areas are addressed in an EIR. Specifically, SB 743 amended the PRC to state that a project's aesthetic and parking impacts shall not be considered a significant impact on the environment if: 1) the project is a residential, mixed-use residential or employment center project; and 2) the project is located on an infill site within a transit priority area. (PRC § 21099(d)(1).)

California Building Code: Building Energy Efficiency Standards

Energy conservation standards for new residential and non-residential buildings were adopted by the California Energy Resources Conservation and Development Commission (now the California Energy Commission [CEC]) in June 1977 and most recently revised in 2019. The standards are updated periodically to allow for consideration and possible incorporation of new energy efficiency technologies and methods. The most recent (2019) California Building Energy Efficiency Standards (Title 24, Part 6, of the California Code of Regulations [CCR]) went into effect on January 1, 2020, and are applicable to all newly constructed buildings and additions and alterations to existing buildings. The Building Energy Efficiency Standards are designed to reduce wasteful, uneconomic, inefficient, or unnecessary consumption of energy, and enhance outdoor and indoor environmental quality. For example, the Building Energy Efficiency Standards outline mandatory provisions for lighting control devices and luminaires.

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Local

City of Long Beach Municipal Code

The Long Beach Municipal Code (LBMC) identifies land use categories, development standards, and other general provisions that ensure consistency between the Long Beach General Plan and proposed development projects. The following provisions from the LBMC address visual quality and help minimize light and glare impacts associated with new development projects in the City.

- **Section 21.41.259 (Parking Areas – Lighting).** All parking lots and garages are required to be illuminated with lights directed and shielded to prevent light and glare from intruding onto adjacent sites. The light standards shall not exceed the height of the principal use structure or one foot for each two feet of distance between the light standard and the nearest property line, whichever is greater.
- **Chapter 21.42 (Landscaping Standards).** The purpose of the Landscaping Standards is “to improve the physical appearance of the City by providing visual, ecological, and psychological relief in the urban environment. Successfully designed and maintained landscape areas provide an attractive living, working, and recreating environment in addition to their role in reducing water and energy consumption.” (LBMC § 21.42.010). All required yards and setbacks shall be attractively landscaped primarily with drought tolerant and native plant materials. Decorative non-living materials may be used. All landscaped and paved areas shall be maintained in a neat, attractive, orderly and water efficient condition.
- **Section 21.44.060 (On-Premises Signs, Design Standards for All Signs).** On-premises signs are required to be designed in conformance with standards related to character, complementary design, and illumination.

City of Long Beach General Plan

A general plan guides the long-range growth of the community, including new development. The City’s General Plan includes an Urban Design Element. The Urban Design Element seeks to:

... aid and shape the continued evolution of the urban environment within Long Beach, while at the same time leveraging the unique relationship of the City to its natural environment. It is concerned with both the preservation of existing neighborhoods that define its unique character and building upon them to allow for continued adaptation and improvement of the built environment.

The Urban Design Element identifies four goals related to: (1) Creating Great Places; (2) Urban Fabric; (3) Public Spaces; and (4) Edges, Thoroughfares, and Corridors. The intended outcome the Urban Design Element is to strengthen the existing areas of the City that illustrate its identity and community values. Each goal has a number of corresponding strategies and policies to accomplish each goal. A description of each goal is provided below:

- **Creating Great Places:** Creating Great Places allows for friends and strangers to interact in a space that encourages activity, spontaneity, exploration and discovery. Great Places encourage businesses to relocate

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for both the quality of life of employees and their families. These Great Places are timeless and demand to be visited over and over again.

- **Urban Fabric:** Defining patterns within the existing Urban Fabric successfully expresses what makes Long Beach unique, and is reflective of the neighborhoods and context of the City. It allows for the establishment of new development patterns that do not detract from successful, historical development patterns, but rather builds upon and celebrates the pre-existing Urban Fabric, both natural and man-made, as a component of place.
- **Public Spaces:** Integrating Public Spaces that allow for the community to come together for informal and formal events, public art can be put on display, children and adults can engage in physical activities, and civic engagement can occur. These Public Spaces are informed by the context of Long Beach and its history of diversity, uniqueness, and civic involvement.
- **Edges, Thoroughfares, and Corridors:** Edges, Thoroughfares, and Corridors reflect the uniqueness of the natural and urban environments and the neighborhoods that they traverse. Natural and man-made edges, such as the Pacific Ocean, Port of Long Beach, Los Angeles River, and San Gabriel River, act as catalysts for improved environmental health, quality of life, and opportunities for non-motorized modes of transit. Thoroughfares act to define the larger commercial activities of the City, while at the same time integrating pedestrian amenities that allow for transitioning into adjacent districts. Corridors are the heart of the community where individual neighborhood characteristics are celebrated, opportunities for the 'public room' concept are provided, and a wide-array of multimodal transportation options are supported. Functioning corridors enhance the quality of adjacent neighborhoods, connectivity to them, and accessibility to goods and services.

The Plan Area is located in the Regional-Serving Facility Place Type, which are facilities, businesses and operations that not only serve the City of Long Beach, but also the region and parts of the nation.

5.1.1.2 EXISTING CONDITIONS

Visual Character

The Plan Area is currently developed with the Century Villages at Cabrillo community, which contains a range of residential, commercial, educational, amenities and supportive service buildings that range between one to five stories (see Figure 3-3, *Aerial Photograph*). Four- to five-story residential buildings are located along the northern and southern sides of the Plan Area. One- to two-story residential and non-residential buildings are located on the western and eastern sides of the Plan Area and characterize the interior of the Plan Area. Landscaping, open space and community amenities are provided throughout the Plan Area. An on-site park is located along the Plan Area's western side, adjacent to State Route (SR) 103. The four- to five-story residential buildings, landscaping, and gated driveways along the southern side of the Plan Area generally characterize views of the Plan Area from public rights-of-way to the south. The onsite park and one-story buildings characterize views of the Plan Area from SR-103. Intermittent views of the buildings onsite can be seen from the Pacific Coast Highway (SR-1) to the southwest and south of the Plan Area. Industrial uses to the south of the Plan Area generally block views of the Plan Area from SR-1.

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The Plan Area is located in an urbanized area. The Plan Area and the surrounding community are built out. Cabrillo High School and associated campus facilities are located to the north and east of the Plan Area. The Long Beach Job Corps Center is to the east of the Plan Area. Warehouse, distribution and logistic uses are located to the south and west (across SR-103) of the Plan Area.

Landform

The terrain within the Plan Area is flat. Overall, there is little change in elevation throughout the Plan Area.

Light and Glare

Existing nighttime light sources within the Plan Area and in its vicinity include security lighting, sign and landscaping illumination, street lights, lighting in parking areas, and vehicle headlights. In the Plan Area and in the vicinity of the Plan Area, existing daytime glare is caused by sunlight reflecting off of reflective surfaces such as parked cars and cars traveling on adjacent roadways, light-colored building material, and windows. Ambient lighting also comes from vehicles traveling on State Route 103 to the west of the Plan Area.

5.1.2 Thresholds of Significance

Appendix G of the CEQA Guidelines states that, “except as provided in Public Resources Code Section 21099,” a project would normally have a significant effect on the environment if the project would:

- AE-1 Have a substantial adverse effect on a scenic vista.
- AE-2 Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway
- AE-3 In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality.
- AE-4 Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

The Initial Study, included as Appendix A, substantiates that impacts associated with the following thresholds would be less than significant:

- Threshold AE-1
- Threshold AE-2

These impacts will not be addressed in the following analysis.

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5.1.3 Environmental Impacts

5.1.3.1 METHODOLOGY

The assessment of aesthetic impacts is subjective by nature. Aesthetics generally refer to the identification of visual resources and the quality of what can be seen, as well as an overall visual perception of the environment. Aesthetic impacts can be assessed by considering proposed grade separations, landform alteration, building setbacks, scale, massing, and landscaping features associated with project design. The analysis in this section identifies and objectively examines factors that contribute to the perception of aesthetic quality and potential impacts.

5.1.3.2 IMPACT ANALYSIS

The following impact analysis addresses thresholds of significance for which the Initial Study (Appendix A) disclosed potentially significant impacts. The applicable thresholds are identified in brackets after the impact statement.

Impact 5.1-1: Implementation of the Specific Plan would not conflict with applicable zoning and other regulations governing scenic quality. [Threshold AE-3]

Impact Analysis: The Plan Area is located in an urbanized area. The Plan Area is currently developed with the Villages at Cabrillo community, which contains 865 dwelling units and 635,070 square feet of non-residential uses, including amenities, educational facilities, commercial, and services/administration uses for onsite residents. Although the Specific Plan would change the visual character of the Plan Area by increasing building square footage and residential units onsite, project implementation would not degrade the existing visual character of the site or its surroundings. The following discussion analyzes the Specific Plan's potential (under the construction and operational phases) to conflict with applicable zoning and other regulations governing scenic quality.

Construction Phase

Implementation of individual development projects accommodated by the Specific Plan would result in construction activities that would temporarily change the visual character of the Plan Area and its surroundings. Construction activities would involve demolition, grading and site clearing activities and building and site improvements. Construction staging areas, including earth stockpiling, storage of equipment and supplies, and related activities would contribute to a generally "disturbed site," which may be perceived by some as a visual impact.

However, these effects would be typical of any site in the City that undergoes development or redevelopment. Development accommodated by the Specific Plan is anticipated to be completed in multiple, phases. Specifically, as shown in Table 3-4, Specific Plan Development Phase Schedule, overall construction is estimated to take approximately 10 years, extending from early 2023 to 2033. Construction activities may be unsightly during the site preparation and construction phases, but they are not considered significant because

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they are temporary in nature and would not conflict with zoning or other regulations governing scenic quality. Also, temporary construction fencing would be erected to help shield the construction areas.

Operational Phase

Zoning

The Plan Area is currently zoned Planned Development District 31 (PD-31), Subarea D, *California State University and Technology Center/Villages at Cabrillo Long Beach Vets.* Section IV.1 of the PD-31 outlines architectural standards for each subarea.

The Specific Plan includes a Zoning Ordinance Amendment and Zoning Map Amendment to change the zoning designation onsite to Century Villages at Cabrillo Specific Plan. Upon City approval of the proposed zone change, the Specific Plan (including its development standards and design guidelines) would supersede the requirements of PD-31. With approval, the Specific Plan would be consistent with the Zoning Ordinance. If the Specific Plan does not address a specific issue, the City's Municipal Code requirements would apply. As such the Specific Plan would not conflict with zoning regulations governing scenic quality as the Specific Plan would establish the regulatory framework for development within the Plan Area. A discussion of the Specific Plan's development standards and design guidelines is provided below.

Development Standards

The Specific Plan's development standards provide regulatory guidance for buildout of the Plan Area. All buildings must comply with the Specific Plan design standards. The development standards would ensure a high standard of design and provide quality environments while providing program and design flexibility. As shown in Figure 3-5, *Land Use Districts*, the Specific Plan separates the community into two districts: Village Core and Village General. The Village Core is focused within the center of the community and would have more active uses adjacent to the transit plaza and main entrance. Building heights, massing and placement are designed to reinforce the desired level of activity within the center of community within this district. The Village General district provides multi-family residential as its primary use with amenities, services, and administration functions as accessory uses. Building height and placement would provide greater opportunity for landscape areas and tree canopy.

Development intensity for the Plan Area is guided by maximum floor area ratio (FAR) and building heights, as shown in Table 3-2 (located in Chapter 3, *Project Description*). The building heights correspond to those described in the LEED – Neighborhood Development standards. Development standards would allow a development intensity of up to 4.0 FAR within the Village Core district and 3.0 FAR in the Village General district. Maximum buildings heights would be provided at 80 feet (seven stories) in the Village Core district and 60 feet (five stories) in the Village General district. The development standards also establish building setbacks (building placement) and allowable uses. Setback requirements for buildings are calculated based on the bordering use (for example, setbacks along the wellness trails are required to be between 10 feet and 20 feet, and setbacks bordering adjacent properties are required to be 10 feet minimum with no maximum setback) (see Table 3-3, *Building Placement*). Building setbacks, along with building height and massing, would provide opportunities to reinforce walkable neighborhoods along streets and outdoor spaces.

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Design Guidelines

Section 3, *Design Guidelines*, of the Specific Plan generally shape the relationship of buildings and open space areas within the Plan Area and how the Plan Area would be seen from adjacent properties. The Project has been documented for LEED –Neighborhood Development certification, which includes guidance on design throughout the Plan Area. The design guidelines address:

- Building Form and Design
- Frontages and Urban Edges
- Open Space
- Parking Services
- Tree Canopy
- Signage and Wayfinding
- Outdoor Lighting
- Environmental sustainability.

Buildings constructed under the Specific Plan would focus taller buildings toward the center of the Plan Area, clustered around the intersection of Williams Street and River Avenue, and taper down going to the east and north. Building heights, and activity levels of the new development would taper off from a maximum of 80 feet in the center of the Plan Area to 40-60 feet going toward the edges of Plan Area. Building massing will be used to define outdoor spaces and urban walls along primary circulation paths. Building heights and setbacks would also maximize solar access for outdoor spaces and light and air for residential units. Buildings would be designed to respond to the existing context of the site and adjacent uses. The design guidelines encourage reinforcement of the urban edge, contemporary architectural design, accessible and visible design details, human-scale building articulation that complement neighboring developments, high quality material and color use, and building/façade depth. Ground floor level of development would typically include higher ceiling heights to provide flexibility and accommodate a variety of uses. These design features and ground floor treatments would support pedestrian-oriented development, accentuate open spaces, and would be mindful of existing buildings onsite and adjacent to the Plan Area.

Open space and parking are generally encouraged to support the pedestrian environment and complement overall architectural character of the community. For example, community and passive open space would be provided within a quarter-mile walk of 90 percent of building entrances. Loading and service locations (e.g. loading, utilities, and refuse areas) will be located to avoid impacting visual frontages and from being a nuisance for building occupants, neighboring properties or circulation. Parking design standards are further based on LBMC Section 21.41.

The design guidelines encourage the preservation of the existing tree canopy whenever possible. Future landscaping improvements shall include resilient, drought tolerant landscaping, ideally plants that are native to California or to similar climates, with a limited use of artificial turf. Landscaping would also follow Chapter 21.42 of the LBMC, and the LEED-Neighborhood Development certification documentation. Signage and wayfinding and outdoor lighting would be developed to complement building character. Signage would follow

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LBMC Section 21.44, On-Premises Signs. Further, CVC LEED-Neighborhood Development Certification Documentation would guide signage and lighting.

Conclusion

With approval, the Specific Plan would be consistent with the Zoning Ordinance. The Specific Plan would not conflict with zoning regulations governing scenic quality as the Specific Plan would establish the regulatory framework for development within the Plan Area.

General Plan Consistency

The City's Urban Design Element is guided by four goals: (1) Creating Great Places; (2) Urban Fabric; (3) Public Spaces; and (4) Edges, Thoroughfares, and Corridors. The Specific Plan is designed to be consistent with the Long Beach General Plan, including the Urban Design Element. The Specific Plan would support the Urban Design Element's four goals.

Strategies under the Great Places goal outline a vision for functional neighborhoods that are aesthetically pleasing, provide for healthy activity, are economically viable, enhance social and cultural vitality and promote the arts. The Specific Plan aligns with this goal as it provides for the buildout of a functional, aesthetically pleasing neighborhood (through its development standards and design guidelines, discussed above). The Specific Plan would support healthy activity and enhance social interactions by improving the connectivity and efficiency of the Plan Area through roadways, open space, and a network of wellness trails. The Specific Plan would further support health and sustainability consistent with the Great Places goal. For example, the Specific Plan's open space and circulation system promotes a healthy lifestyle by creating opportunities for pedestrians to walk within the community and to nearby services. In addition, the street and trail networks would be flanked by bioswales, rain gardens, detention basins along with other permeable surfaces. The wellness trails would allow for the expansion of trees onsite, which increases the tree canopy. As discussed in Section 6.8 of the Specific Plan, the Specific Plan would be certified gold through the LEED for Neighborhood Development, which includes guidance for sustainability through planning, design, construction, and programming.

The Specific Plan would support the Urban Fabric Goal. The Specific Plan creates a complete neighborhood with residences, non-residential uses (such as commercial, educational, and supportive services), and public open space and a wellness trail network. The wellness trail and street improvements encourage walkability and active forms of transportation. The Specific Plan's development standards and design guidelines require that development is mindful of its existing community and abutting properties (see Section 4.5 of the Specific Plan). The Specific Plan's building heights, densities, placement, and design would complement adjacent properties (as discussed above).

The Specific Plan's Open Space Plan would support the Urban Design Element's Public Space Goal. As discussed in Section 4.6 of the Specific Plan, the plan provides for different types of open space that range between public to private spaces. The Open Space Plan would allow for deliberately designed public spaces linked through a wellness trail network, promoting access to open space areas onsite. The open space throughout the Plan Area would be designed to provide a physical and visual transition between the public

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and private areas (see Figure 3.6, Open Space Network). The plan would ensure that the Plan Area includes an adequate amount of open space facilities onsite. The Specific Plan further includes guidelines to increase trees onsite, which contributes to the City's urban forest and tree canopy.

The Specific Plan's development standards, design guidelines, and circulation plan would support the Edges, Thoroughfares, and Corridors Goal. As discussed above, the Specific Plan encourages architectural design, setbacks, and landscaping that accentuate streets, trails, and edges and emphasize a pedestrian-scale development. For example, the design guidelines require fifty percent of the block length of existing and new circulation networks to have a minimum ratio building height-to-street centerline of 1:1.5 (see Section 6.1 of Specific Plan). Further architectural design would reinforce the Specific Plan's urban edge with consistent massing along the circulation network.

The Specific Plan's development standards and design guidelines would also support the Urban Design Element policies for the Regional-Serving Facility Place Type designation. As discussed above, the Specific Plan includes enhanced edges within the Plan Area and with adjacent uses, provides goals to address incompatible land uses, expands the tree canopy, provides for a pedestrian-oriented circulation system, provides for architectural and design feature compatibility with neighborhood developments, consolidates parking and loading, and provides appropriate open space area connected with a trail network.

Conclusion

The Specific Plan would not conflict with applicable zoning or other regulations governing scenic quality, and compliance with the Specific Plan would ensure that development would not conflict with regulations governing scenic quality. Although the Specific Plan would change the existing visual quality of the Plan Area, it would create an attractive, well-designed mixed-use community with high-quality pedestrian environment, architectural design, landscaping, and streetscaping. Provisions of the Specific Plan, including the Development Standards, Open Space Plan, Street Classifications and Streetscape, and Design Guidelines would ensure design details of the Specific Plan are context-sensitive to the existing Century Villages at Cabrillo community and surrounding properties. Impacts would be less than significant.

Impact 5.1-2: Construction and operation of the Specific Plan would generate additional light and glare in the Plan Area and its surroundings, but would not create a new source of substantial light and glare that could adversely affect day or nighttime views in the area. [Threshold AE-4]

Impact Analysis: Nighttime light and glare impacts are the effects of a project's exterior lighting upon adjacent uses and areas. Glare can also be generated by light reflecting off passing cars and large expanses of glass windows or other reflective surfaces. Excessive light and/or glare can impair vision, cause annoyance, affect sleep patterns, and generate safety hazards when experienced by drivers. A significant impact may occur if lighting as part of the Specific Plan exceeds adopted thresholds for light and glare, including exterior lighting or light spillover, or if the Specific Plan creates a substantial new source of light or glare. Light and glare impacts are determined through a comparison of the existing light and glare sources with the light and glare generated from buildout of the Specific Plan. The Plan Area and surrounding area are built out and contain many existing sources of nighttime illumination and daytime and nighttime glare. The Plan Area is adjacent to SR-103.

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Construction

Pursuant to LBMC Section 8.80.202, construction activities are prohibited from 7 PM to 7 AM Mondays through Fridays (including national holidays), and before 9AM or after 6PM on Saturdays. Construction is prohibited on Sundays unless a permit has been issued. As Section 8.80.202 requires construction to occur primarily during daylight hours, buildout of the Specific Plan is not anticipated to result in new sources of temporary light and glare. Any nighttime construction would comply with the LBMC's regulations regarding light spillage. Lighting and glare impacts during construction consistent with the Specific Plan and the LBMC would result in a less than significant impact.

Operation

Illumination and glare impacts are the effects of a development's exterior lighting upon adjoining uses. The Plan Area is surrounded by Cabrillo High School, the Long Beach Job Corps Center, industrial uses, and SR-103. Industrial uses are further located to the west of the Plan Area across from SR-103. As discussed under Section 5.1.1.1, *Environmental Setting*, substantial sources of light and glare already exist in the Plan Area and in the vicinity of the Plan Area, such as vehicle headlights, streetlights, security lighting, and landscape lighting.

The Specific Plan would provide outdoor lighting similar to existing lighting onsite. Buildout and operation of the Specific Plan would result in a net increase of 515 residential units and 129,520 square feet of non-residential space compared to existing conditions (see Table 3-1, Summary of Proposed Land Uses), and buildout of the Specific Plan would result in more opportunities for lighting and reflective surfaces compared to existing conditions. However, compliance with the California Building Code, Building Energy Efficiency standards and lighting requirements of the LBMC would reduce light impact from the buildout of the Specific Plan. Additionally, buildout of the Specific Plan would be required to comply with the development standards and design guidelines outlined in the Specific Plan. For example, along the Plan Area's western side, adjacent to the SR-103, development standards require a minimum building setback of 10 feet (see Table 3-3, *Building Placement*). Additionally, design guidelines provide the following guidelines related to outdoor lighting:

- **Safety:** The light, landscape, and building design of the overall site and adjacent environments of proposed development shall be designed to provide consistent light levels throughout the common useable spaces and circulation network to support perceived and actual safety.
- **Conflict Areas:** Special attention shall be paid to lighting levels where there are potential conflicts between pedestrians, vehicles, and bicyclists to ensure safety, including intersections and driveway curb cuts.
- **Consistent Light Standards:** Light fixtures and design of proposed development shall be integrated architecturally with the overall site, building, and surrounding area.
- **Pedestrian-scale lighting** shall be used throughout the Villages at Cabrillo, including building entries, parking areas, seating areas, community open spaces, and circulation network.

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- **Light Pollution:** Lighting design and selected fixtures of proposed development shall provide adequate safety while minimizing light spillage and glare toward occupied spaces, habitat, and adjacent areas.

Compliance with the Specific Plan's development standards and outdoor lighting guidelines would ensure that buildout of the Specific Plan would minimize conflict areas and light spillage onto the SR-103 freeway. Therefore, due to compliance with existing state and local regulations and the Specific Plan's design requirements for outdoor lighting, the operation of the Specific Plan would not create a new source of substantial light or glare. Project impacts related to light and glare associated with operation of the Specific Plan would be less than significant.

5.1.4 Cumulative Impacts

Aesthetic impacts are localized to the Plan Area and its immediate surroundings. Similar to the Specific Plan, other development projects would be required to comply with applicable state and local regulations, such as Title 24 (California Building Code) and applicable regulations from the LBMC and be consistent with the City's General Plan. Furthermore, the parcels adjacent to and surrounding the Plan Area are largely built out. Should new development be proposed for adjacent site, such development would be subject to adopted plans and regulations that are in place to preserve a community's visual character.

Due to the developed nature of the Plan Area surroundings and the presence of light and glare from adjacent properties and from vehicles along the SR-103, the Specific Plan is not anticipated to add significantly to the creation of light or glare. Additionally, the Specific Plan would comply with applicable LBMC lighting regulations, such as parking lot lighting and signage lighting. The Specific Plan's impacts would be less than significant and would not contribute to a cumulative impact.

5.1.5 Level of Significance Before Mitigation

Upon implementation of regulatory requirements, the following impacts would be less than significant: Impact 5.1-1 and Impact 5.1.2.

5.1.6 Mitigation Measures

No mitigation measures are required.

5.1.7 Level of Significance After Mitigation

Impact 5.1-1 and Impact 5.1-2 are less than significant prior to mitigation.

5.1.8 References

Long Beach, City of. 2020, June 5. Municipal Code.

https://library.municode.com/ca/long_beach/codes/municipal_code.

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2019, December. General Plan Urban Design Element.
<http://www.longbeach.gov/globalassets/lbds/media-library/documents/planning/advance/lueude/urban-design-element-final-adopted-december-2019>.