CALIFORNIA COASTAL COMMISSION
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F10a

Date: January 21, 2026

TO: Commissioners and Interested Persons

FROM: Steve Hudson, Deputy Director, South Coast District
Shannon Vaughn, District Manage
Vince Lee, Staff Analyst

RE: Amendment Request No. LCP-5-LOB-25-0059-1 to the City of Long Beach LCP, for Commission Action at its February 4-6, 2026 meeting.

SUMMARY OF LCP AMENDMENT REQUEST

The City of Long Beach is requesting that the Commission certify an amendment to the implementing ordinances (IP) portion of the Long Beach certified Local Coastal Program (LCP). The LCP amendment would introduce an Inclusionary Housing Ordinance (Ordinance) as a new chapter 21.67 to the certified IP, which would impose a regulatory requirement to include restricted-income affordable housing units within otherwise market-rate developments that propose ten or more residential units as a condition of development approval. The Ordinance also provides for developers' alternative compliance options, including in-lieu fees and land dedication.

Currently, the City's uncertified zoning code already contains this Ordinance, which only applies to certain areas of the city, the Downtown Plan (PD-30) and Mid-Town Specific Plan (SP-1) submarkets, which are outside the coastal zone. The City's request would expand the existing Ordinance's applicability citywide including the coastal zone, thereby requiring an LCP amendment to add a new chapter to the City's certified IP. Although not included as part of the City Council resolution, the City's local action also includes adoption of Inclusionary Housing Implementation Guidelines (Guidelines) for the implementation and administration of the Ordinance. The Ordinance requires housing developers to follow the Guidelines as part of compliance with the inclusionary housing regulations. The Guidelines are intended to support and work in tandem with, and not change or amend, the Ordinance.

Local Coastal Program Amendment Request No. LCP-5-LOB-25-0059-1 affects only the IP portion of the certified LCP and does not propose any rezoning or land use changes. The Long Beach City Council held a public hearing on the LCP amendment on April 1, 2025, and adopted Resolution No. RES-25-0043 certifying consistency of Ordinance No. ORD-25-0004 with the certified LCP and authorizing City staff to submit the LCP

amendment to the Coastal Commission. The City's resolution and ordinance to adopt the proposed changes to the existing Inclusionary Housing Ordinance are attached as **Exhibit 1**. A clean copy of the Inclusionary Housing Ordinance is attached as **Exhibit 2**. The Inclusionary Housing Implementation Guidelines are included in **Exhibit 3**.

SUMMARY OF STAFF RECOMMENDATION

The standard of review for IP amendments is the City's certified Land Use Plan (LUP), and the Commission must determine whether the proposed IP amendment conforms with, and is adequate to carry out, the provisions of the City's certified LUP.

The Ordinance would require residential developments that propose ten or more residential units to include certain percentages of restricted-income affordable housing units within otherwise market-rate developments as a condition of development approval, but would not change the kind, location, intensity or density of existing residential uses. The Ordinance is generally consistent with the certified LUP, which includes policies to maintain the present number of very low, low and moderate income housing units within the coastal zone and encourage new residential units that serve very low, low, and moderate income individuals and families.

However, the Ordinance references an outside document (Inclusionary Housing Implementation Guidelines), by requiring housing developers to follow the Guidelines as part of compliance with the inclusionary housing regulations. Although the Guidelines, as currently adopted by the City, are intended to support and work in tandem with, and not change or amend, the Ordinance, some future changes to the Guidelines (e.g. changes in the Submarket Areas Map that would in turn lower the required percentage of inclusionary housing units for housing developments within the coastal zone) might be inconsistent with the LUP policies including the above-referenced ones.

Therefore, staff recommends that the Commission certify LCP Amendment Request No. LCP-5-LOB-25-0059-1 with suggested modifications necessary to assure that 1) any future changes in the Guidelines be consistent with the policies of the LCP; 2) if any case of conflict arises, the policies of the LCP shall take precedence over the Guidelines; and 3) the Long Beach City Council is required to submit an LCP amendment to the Commission for any changes to the Submarket Areas Map that result in lower percentages of total required inclusionary housing units within the coastal zone. The proposed IP amendment, if modified as suggested, will be consistent with the requirements of the City's certified LUP, which is the standard of review. Therefore, staff recommends that the Commission, after public hearing:

1. Deny the IP amendment request as submitted; and,

2. Certify, only if modified, the IP amendment request.

The appropriate motions and resolutions begin on **page 6**. The suggested modifications to the LCP amendment request begin on **page 7**. The findings for approval of the Implementation Plan Amendment as modified begin on **page 10**.

Staff Note: LCP Amendment Action Deadline

This proposed LCP amendment was filed as complete on November 10, 2025. The proposed amendment affects the LCP's IP, and the 60-working-day action deadline is February 10, 2026. Thus, unless the Commission extends the action deadline by one year, the Commission has until February 10, 2026 to take a final action on this LCP amendment.

Therefore, if the Commission fails to take a final action in this case (e.g., if the Commission instead chooses to postpone/continue LCP amendment consideration), then staff recommends that the Commission extend the deadline for final Commission action on the proposed amendment by one year, to February 10, 2027.

To do so, staff recommends a YES vote on the motion below. Passage of the motion will result in a new deadline for final Commission action on the proposed LCP amendment. The motion passes only by an affirmative vote of a majority of the Commissioners present.

> **Alternate Time Extension Motion**: I move that the Commission extend the time limit to act on the City of Long Beach Local Coastal Program Amendment Number LCP-5-LOB-25-0059-1 for a period of one year to February 10, 2027

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I. PROCEDURES

A. STANDARD OF REVIEW

The standard of review for Implementation Plan (IP) amendments is the City's certified Land Use Plan (LUP), and the Commission must determine whether the proposed IP amendment conforms with, and is adequate to carry out, the provisions of the City's certified LUP.

B. LOCAL REVIEW And PUBLIC PARTICIPATION

Section 30503 of the Coastal Act requires local governments to provide the public with the maximum number of opportunities to participate in the development of a local coastal program (LCP) amendment prior to submittal to the Commission for review. It states: "During the preparation, approval, certification, and amendment of any LCP, the public, as well as all affected governmental agencies, including special districts, shall be provided maximum opportunities to participate. Prior to submission of an LCP for approval, local governments shall hold a public hearing or hearings on that portion of the program which has not been subjected to public hearings within four years of such submission."

The City hosted several community outreach and stakeholder engagement meetings in the summer and fall of 2024 for the proposed Ordinance. A total of 133 community members and housing advocates attended the meetings. The City staff fielded questions, received speaker comments at the events, and received 75 written comments specific to the Ordinance that were provided either in-person or via e-comment card. Also, community members and stakeholders have provided public comments at the City Council, the Housing and Public Health Committee, and the Planning Commission meetings since May 2024.

On April 1, 2025, the Long Beach City Council held a duly noticed public hearing on the LCP amendment and adopted Resolution No. RES-25-0043 certifying consistency of the Ordinance (No. ORD-25-0004) with the certified LCP and authorizing City staff to submit the LCP amendment to the Coastal Commission (**Exhibit 1**). On October 27, 2025, the City submitted LCP Amendment Request No. LCP-5-LOB-25-0059-1 pursuant to the resolution, and Commission staff deemed the LCP amendment request complete on November 10, 2025.

C. PROCEDURAL REQUIREMENTS

Pursuant to Section 13544 of Title 14 of the California Code of Regulations, if the Commission certifies the LCP amendment as submitted, no further City Council action will be necessary. Should the Commission deny the LCP amendment, as submitted, without suggested modifications, no further action is required by either the Commission or the City, and the LCP amendment is not effective. Should the Commission deny the LCP amendment, as submitted, and then approve it with suggested modifications, the City Council may accept and agree to the suggested modifications and submit the modified LCP amendment by resolution to the Executive Director for a determination that the City's acceptance is consistent with the Commission's action. The modified LCP amendment will

become final and effective at a subsequent Commission meeting if the Commission concurs with the Executive Director's Determination that the City's action in accepting the suggested modifications approved by the Commission for LCP Amendment LCP-5-LOB-25-0059-1 is legally adequate. If the City does not accept the suggested modifications within six months of the Commission's action, then the LCP amendment remains uncertified and not effective within the coastal zone.

ADDITIONAL INFORMATION
Further information on the City of Long Beach LCP Amendment LCP-5-LOB-25-0059-1 may be obtained from Vince Lee, Coastal Program Analyst, at (562) 590-5071 or vince.lee@coastal.ca.gov. If you wish to comment on the proposed amendment, please do so via regular mail (directed to the South Coast District Office) or email (by emailing southcoast@coastal.ca.gov) by 5:00 p.m. on Friday, January 30, 2026.

II. MOTIONS AND RESOLUTIONS

A. Deny LCP Amendment LCP-5-LOB-25-0059-1 as Submitted

Motion I: I move that the Commission **reject** Amendment No. LCP-5-LOB-25-0059-1 to the City of Long Beach certified Implementation Plan as submitted by the City.

Staff recommends a **YES** vote. Passage of this motion will result in rejection of Implementation Plan Amendment and the adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the Commissioners present.

Resolution to Deny as Submitted:

The Commission hereby denies certification of Amendment Request No. LCP-5-LOB-25-0059-1 to the Implementation Plan submitted for the City of Long Beach certified LCP and adopts the findings set forth below on grounds that the Amendment to the Implementation Plan as submitted does not conform with and is not adequate to carry out the provisions of the certified Land Use Plan. Certification of the Amendment to the Implementation Program would not meet the requirements of the California Environmental Quality Act as there are feasible alternatives and mitigation measures that would substantially lessen the significant adverse impacts on the environment that will result from certification of the Amendment to the Implementation Program as submitted.

B. Certify LCP Amendment LCP-5-LOB-25-0059-1 with Suggested Modifications

Motion II: I move that the Commission **certify** Amendment No. LCP-5-LOB-25-0059-1 to the City of Long Beach Implementation Plan if it is modified as suggested in this staff report.

Staff recommends a **YES** vote. Passage of this motion will result in certification of the Amendment to the Implementation Plan with suggested modifications and the adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the Commissioners present.

Resolution to Certify if Modified:

The Commission hereby certifies Amendment Request No. LCP-5-LOB-25-0059-1 to the LCP Implementation Plan for the City of Long Beach if modified as suggested and adopts the findings set forth below on grounds that the Amendment to the Implementation Plan with the suggested modifications conform with, and are adequate to carry out, the provisions of the certified Land Use Plan. Certification of the Implementation Plan if modified as suggested complies with the California Environmental Quality Act, because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the Implementation Program on the environment, or 2) there are no further feasible alternatives and mitigation measures that would substantially lessen any significant adverse impacts on the environment.

C. Alternate Motion: Commission Action to Extend the Deadline for Commission Action on LCP Amendment l Commission Action to Extend the Deadline for Commission Action on LCP Amendment LCP-5-LOB-25-0059-1

I move that the Commission extend the time limit to act on the City of Long Beach Local Coastal Program Amendment Number LCP-5-LOB-25-0059-1 for a period of one year to February 10, 2027

Staff recommends a **YES** vote. Passage of this motion will result in a one year extension of the deadline for Commission action on the proposed LCP amendment, changing the deadline for Commission action from February 10, 2026 to February 10, 2027. An affirmative vote of a majority of the Commissioners present is needed to pass the motion.

III. SUGGESTED MODIFICATIONS

For the following suggested modifications:

The City's proposed language is shown in plain text.
The Commission's suggested additions are shown in underlined text.
The Commission's suggested deletions are shown in ~~underlined, strike-out text.~~

The following suggested modifications are necessary to carry out the provisions of the certified LUP:

Suggested Modification #1: Add language to ensure conformance of the Guidelines with the policies of the LCP, and clarify LCP's precedence over the Guidelines in case of conflict.

21.67.202 – Definitions

S. "Inclusionary Housing Guidelines" means any requirements for implementation and administration of this Chapter adopted by the City in accordance with Section 21.67.090.D. For developments within the coastal zone, those requirements must be consistent with the policies of the LCP, including this Chapter. In any case of conflict between the Inclusionary

Housing Guidelines and the policies of the LCP, the policies of the LCP shall take precedence over the guidelines.

T. Inclusionary Housing Plan" means a plan containing all of the information specified in and submitted in conformance with Section 21.67.090.A, specifying the manner in which inclusionary units will be provided in conformance with this Chapter and ~~any~~ the adopted inclusionary housing guidelines. For developments within the coastal zone, those guidelines must be consistent with the policies of the LCP, including this Chapter. In any case of conflict between the Inclusionary Housing Guidelines and the policies of the LCP, the policies of the LCP shall take precedence over the guidelines.

…

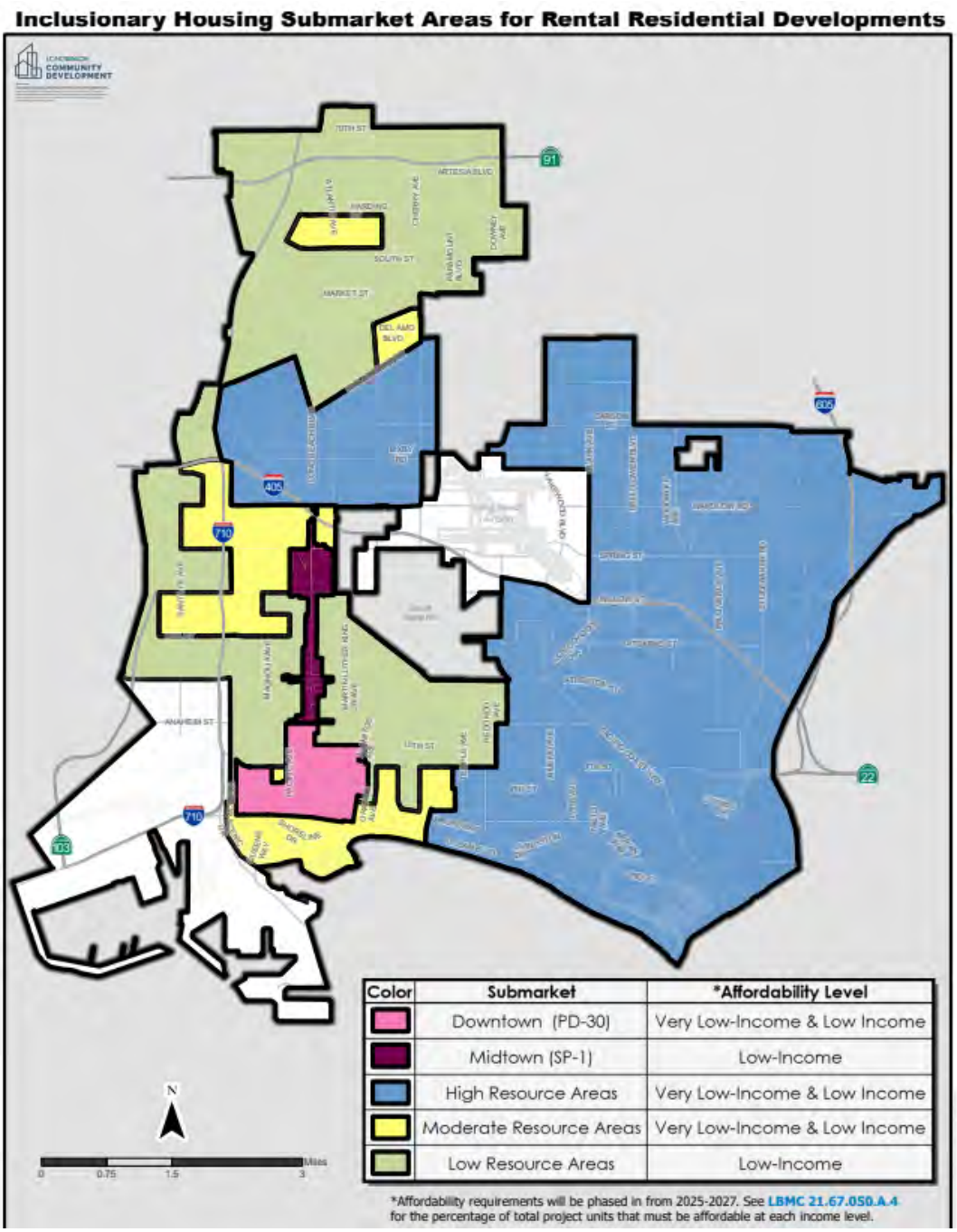
21.67.080.B.9. Any other requirements of the inclusionary housing guidelines. For developments within the coastal zone, those requirements must be consistent with the policies of the LCP, including this Chapter. In any case of conflict between the Inclusionary Housing Guidelines and the policies of the LCP, the policies of the LCP shall take precedence over the guidelines.

21.67.080.C. Other alternative compliance methods. A developer may propose an alternative compliance method to provide inclusionary units through other means consistent with any adopted inclusionary housing guidelines and Housing Element policies and goals to affirmatively further fair housing in the City. For developments within the coastal zone, those alternative compliance methods must be consistent with the policies of the LCP, including this Chapter. In any case of conflict between the Inclusionary Housing Guidelines and the policies of the LCP, the policies of the LCP shall take precedence over the guidelines. City shall evaluate a developer's proposal…

Suggested Modification #2: Insert the Submarket Areas Map as adopted by the City on August 7, 2025 to the definition, and add language to ensure that some changes to the adopted Submarket Areas Map require the City Council to submit an LCP amendment request to the Commission.

21.67.202 – Definitions

GG. "Submarket Areas Map" means that certain map prepared and published by the City Community Development Department assigning all parcels of real property within the City of Long Beach to a Submarket. The Submarket Areas Map, as adopted by the City on August 7, 2025, is shown below. For any changes to this map that result in lower percentages of total required inclusionary housing units within the coastal zone, the City Council shall submit an LCP amendment request to the California Coastal Commission for its review and approval.



…

21.67.050.A.4. Rental residential development in the City of Long Beach during 2025 and thereafter. For all applications for first approval of rental residential development in the City of Long Beach submitted beginning on the effective date in calendar year 2025 and thereafter, the applicant shall provide the applicable percentage of the units in the residential development available at the applicable affordable rent levels, each in accordance with Table 21.67-4 and consistent with the Submarket Areas Map. The Submarket Areas Map depicting the Submarkets referenced in Table 21.67-4 shall be

updated periodically or as necessary by the City Community Development Department, and said map and all notations, references and other information shown on it are incorporated by reference and shall be deemed as much a part of this Title as if the matters and information set forth by said map were fully described in this Chapter. For any changes to the Submarket Areas Map, as shown in 21.67.202.GG of this Chapter, that result in lower percentages of total required inclusionary housing units within the coastal zone, the City Council shall submit an LCP amendment request to the California Coastal Commission for its review and approval.

IV. FINDINGS AND DECLARATIONS

A. LCP AMENDMENT DESCRIPTION

The City of Long Beach is requesting that the Commission certify an amendment to the IP portion of the Long Beach certified LCP. The LCP amendment would introduce an Inclusionary Housing Ordinance (Ordinance) as a new chapter 21.67 to the certified IP, which would impose a regulatory requirement to include restricted-income affordable housing units within otherwise market-rate developments that propose ten or more residential units as a condition of development approval. The Ordinance also provides for developers' alternative compliance options, including in-lieu fee and land dedication.

Currently, the City's uncertified zoning code already contains this Ordinance, which only applies to certain areas of the city, the Downtown Plan (PD-30) and Mid-Town Specific Plan (SP-1) submarkets, which are outside the coastal zone. The City's request would expand the existing Ordinance's applicability citywide including the coastal zone, thereby requiring an LCP amendment to add a new chapter to the City's certified IP. Although not included as part of the City Council resolution, the City's local action also includes adoption of Inclusionary Housing Implementation Guidelines (Guidelines) for the implementation and administration of the Ordinance. The Ordinance requires housing developers to follow the Guidelines as part of compliance with the inclusionary housing regulations. The Guidelines are intended to support and work in tandem with, and not change or amend, the Ordinance.

The City's resolution and ordinance to adopt the proposed changes to the existing Inclusionary Housing Ordinance are attached as **Exhibit 1**. A clean copy of the Inclusionary Housing Ordinance is attached as **Exhibit 2**. The Inclusionary Housing Implementation Guidelines are included in **Exhibit 3**.

B. CONSISTENCY ANALYSIS

The standard of review for the proposed amendment to the LCP IP is conformance with the policies of the City's certified LUP. The certified LUP contains policies that aim to maximize shoreline access, protect recreation and visitor serving facilities, preserve extant neighborhoods, and balance human use of coastal resources with ecological concerns.

The certified LCP, under General Housing Policy; Regulation for Maintenance of Affordable Housing, states in relevant part (page II-9):

> Intent
>
> The intent of these regulations is to maintain the present number of very low, low and moderate income housing units within the Coastal Zone…

The certified Southeast Area Specific Plan, Section 4.4.2 Multifamily Residential states in relevant part (page 54):

> This district applies to established multifamily residential neighborhoods that were built prior to or under the provisions of PD-1 (1977 Plan). It provides for a range of multifamily residential housing product types including condominiums, townhomes, apartments, and flats. The City shall encourage construction of residential units that serve very low, low, and moderate income individuals and families…

The proposed Ordinance would impose a regulatory requirement to include restricted-income affordable housing units within otherwise market-rate developments that propose ten or more residential units as a condition of development approval, as well as alternatives to onsite provision. The Ordinance is consistent with the above referenced LUP policies to maintain the existing number of very low, low and moderate income housing units, and encourage construction of residential units that serve very low, low, and moderate income individuals and families within the coastal zone. In addition, the Ordinance would not change the kind, location, intensity or density of existing residential uses.

However, in several parts of it, the Ordinance references an outside document (Inclusionary Housing Implementation Guidelines) by requiring housing developers to follow the Guidelines as part of compliance with the inclusionary housing regulations and refers to the Guidelines for definitions of terms used in the Ordinance and the basis for inclusionary housing percentages required at any specific location. Although the Guidelines, as currently adopted by the City, are intended to support and work in tandem with, and not change or amend, the Ordinance, some future changes in the Guidelines (e.g. changes in the Submarket Areas Map that would in turn lower the required percentage of inclusionary housing units for housing developments within the coastal zone) might be inconsistent with the LUP policies including the above-referenced ones.

Therefore, **Suggested Modification #1** adds language to ensure conformance of the Guidelines with the policies of the LCP, and clarifies LCP's precedence over the Guidelines in case of conflict. **Suggested Modification #2** adds the Submarket Areas Map as adopted by the City on August 7, 2025 to the definition, and adds language to ensure that the City Council is required to submit an LCP amendment request to the Commission for changes in the Submarket Areas Map that would in turn lower the required percentage of inclusionary housing units for housing developments within the coastal zone.

These modifications would ensure any future changes to the Guidelines would not be implemented in a manner that would be inconsistent with the certified LUP, while allowing flexibility for the City to make administrative changes to the Guidelines as needed.

Therefore, as modified, LCP Amendment No. LCP-5-LOB-25-0059-1 conforms with and is adequate to carry out the policies of the certified LUP.

C. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The City of Long Beach is the lead agency for the purposes of California Environmental Quality Act review of the proposed LCP amendment. In accordance CEQA and the State CEQA Guidelines, the City found the amendment is within the scope of what was analyzed in the previously certified and Addended Program Environmental Impact Report (PEIR) EIR 03-16 (SCH NO. 2015051054) prepared for the City's General Plan Land Use Element (LUE) update, and that the proposed amendment to the City's Inclusionary Housing Regulations will not result in any new significant impacts or any impacts greater than those analyzed in the PEIR. The City further found that none of the conditions requiring a new subsequent or supplemental environmental impact report, as stated in Section 21166 of the Public Resources Code or in Sections 15162 or 15163 of the CEQA Guidelines, are present.

Additionally, the City found the action is also Categorically Exempt (CE-24-174) from CEQA under Section 15061(b)(3) of the State CEQA Guidelines (the "common sense exemption"), which states "CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." The City found that its action consists only of changes to the Zoning Regulations, does not involve the physical development of housing units, and instead establishes the requirement that future residential development projects be required to include a percentage of units affordable to very-low, low- and moderate-income households, and thus is not subject to CEQA.

Section 21080.9 of the California Public Resources Code—within CEQA—exempts local government from the requirement of preparing an environmental impact report (EIR) in connection with its activities and approvals necessary for the preparation and adoption of LCPs and LCP amendments. The Commission's LCP review and approval program has been found by the Secretary of the Natural Resources Agency to be functionally equivalent to the EIR process. Thus, under CEQA Section 21080.5, the Commission is relieved of the responsibility to prepare an EIR for each LCP or LCP amendment action.

Nevertheless, the Commission is required, in approving an LCP or LCP amendment submittal, to find that the approval of the proposed LCP, as amended, does conform with CEQA provisions, including the requirement in CEQA section 21080.5(d)(2)(A) that the amended LCP will not be approved or adopted as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment (see California Code of Regulations Title 14 Sections 13540(f) and 13542).

The Commission incorporates its findings on LUP conformity into this CEQA finding as if set forth in full herein. The Commission finds that, for the reasons discussed in this report, the proposed LCP amendment, if modified as suggested, will comply with CEQA because

there are no further feasible alternatives and mitigation measures that would substantially lessen any significant adverse impacts which the LCP amendment may have on the environment. The Commission finds that the proposed LCP amendment is consistent with Section 21080.5(d)(2)(A) of the Public Resources Code.