



# LONG BEACH REDEVELOPMENT AGENCY

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September 18, 2006

## REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach  
California

### RECOMMENDATION:

Recommendation to adopt the attached Resolution of the Redevelopment Agency of the City of Long Beach Certifying that the Final Environmental Impact Report for the Shoreline Gateway Redevelopment Project (SCH No. 2005121066) Has Been Completed in Accordance with the Provisions of the California Environmental Quality Act and State and Local Guidelines, Making Certain Findings and Determinations Relative Thereto; Adopting a Statement of Overriding Considerations; and Adopting a Mitigation Monitoring Reporting Program. (Central – District 2)

### DISCUSSION

On February 4, 2005, the Redevelopment Agency solicited development proposals from property owners generally located between Alamitos Avenue and Atlantic Avenue on the north side of Ocean Boulevard (Exhibit A – Site Map). Two proposals were received. The proposal submitted by Anderson Pacific LLC was selected as the proposal to move forward due to its strongly grounded concept, proposed level of development, community outreach, and experienced and capitalized development team.

The proposed project is a mixed-use development with a 22-story residential tower at the northwest corner of Ocean Boulevard and Alamitos Avenue, a 15- to 19-story stepped slab building west of the existing Lime Avenue and Ocean Boulevard intersection and a 10-story building northeast of the existing Artaban building (Exhibit B – Site Plan). The proposed buildings would be situated over a two-story podium of residential, retail, and live/work units, resulting in a maximum height of 24, 21 and 12 stories, respectively, from grade. Development of the project would result in 358 residential units and 13,561 square feet of retail space. The existing Bronze Way alley would be located northward to the edge of the proposed project and would serve as a one-way street. Lime Avenue between Medio Street and Ocean Boulevard would be vacated to allow for an elliptical-shaped paseo between the 22- and 19-story buildings.

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Parking for approximately 820 vehicles would be provided in three subterranean parking levels and in a concealed parking structure located at-grade and one level above-grade. The parking structure would be concealed from the public by the proposed live/work and townhouse units and the proposed retail uses.

In accordance with the California Environmental Quality Act (CEQA), the Agency commissioned the preparation of an Environmental Impact Report (Exhibit C – Draft and Final EIR) to determine whether the development of the Shoreline Gateway project would result in significant environmental impacts and if so, whether those impacts could be mitigated to a level less than significant.

As a result of that analysis, nine impacts were identified that cannot be mitigated below a level of significance: 1) shade and shadow; 2) project traffic; 3) Los Angeles County Congestion Management Program Facilities; 4) cumulative traffic; 5) short-term (construction) air emissions; 6) cumulative air emissions; 7) short-term (construction) noise; 8) on-site long-term (mobile) noise; and 9) historical resources.

The Final EIR includes mitigation measures required to lessen these impacts along with other mitigation measures that will reduce other environmental impacts to a level less than significant. A Mitigation Monitoring Program (MMP) has also been designed to ensure compliance with these mitigation measures during implementation of the Shoreline Gateway project. This MMP designates responsibility and anticipated timing for the implementation of mitigation measures and conditions within the jurisdiction of the City of Long Beach, and its adoption is included in the attached Resolution.

For the nine impacts that cannot be fully mitigated to a level less than significant, it is necessary for the Redevelopment Agency to determine whether the benefits of the Shoreline Gateway project outweigh its unavoidable adverse environmental impacts and that such adverse environmental effects are acceptable given the following benefits of the project:

- The project is consistent with the City of Long Beach General Plan use designation (LUD No. 7), which allows for a combination of land uses including employment centers, such as retail, offices, medical facilities; higher density residencies; visitor-serving facilities; personal and professional services; or recreational facilities. The project is also consistent with the zoning designation (PD-30) and applicable district (Downtown Core District) of PD-30, which is intended for a mix of uses, including office, retail, entertainment and high-density residential uses.
- Project implementation will contribute to long-range development goals identified by the City and Redevelopment Agency. The project is consistent with the goals and policies of the Redevelopment Plan and relevant strategic planning documents, which establish specific goals, policies and action items to ensure future development within the area is consistent with the Redevelopment Plan.

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Although specific land uses for the project site are not always identified, the strategic plans encourage intensification of the Ocean Boulevard frontage between Atlantic and Alamitos Avenues and encourage the area to continue as the City's premier location for corporate headquarters and other large-scale office projects, visitor and convention-oriented hotels, major civic offices and facilities and high-density residential projects. Additionally, the project is consistent with objectives and action identified for downtown, as project implementation would place residential and retail/gallery uses in proximity to existing employment, transit and other retail opportunities, encouraging activity in the downtown area into the evenings. The proposed gallery space would extend art-related uses within the East Village Arts District to Ocean Boulevard.

- The project will positively enhance revitalization in the downtown by developing underutilized sites with a diversity of residential unit types for downtown living, including live/work spaces, townhomes, apartment units and penthouse units in proximity to employment opportunities.
- The project will add new high-density residential units within the downtown area, increasing the availability of housing in the City of Long Beach, enhancing the jobs/housing balance and encouraging walking and transit use.
- The project will enhance the pedestrian environment through the closure of Medio Street, which will provide a linkage between uses situated north of the project site and Ocean Boulevard. The relocation of the existing Bronze Way alley, northward to the edge of the project site, will serve as a one-way street providing direct access to the proposed townhouse units. The alley would be paved and landscaped, providing pedestrian access between the project site and downtown uses. Additionally, proposed public space, including the landscaped elliptical paseo and forecourt would provide gathering opportunities, extending activity within downtown.
- The project will create a focal point to the East Village Arts District and downtown, establishing a clearly defined sense of arrival from the east through the establishment of a gateway tower.
- The project will enhance opportunities for private financial investments through home ownership opportunities and retail opportunities.

Therefore, the Long Beach Redevelopment Agency Board, having reviewed and considered the information contained in the Final EIR, Technical Appendices and the public record, adopts the Statement of Overriding Considerations that has been balanced against the unavoidable adverse impacts in reaching a decision on the project.

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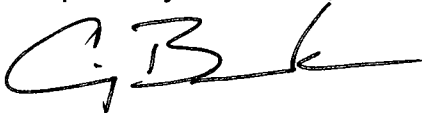
Adoption of a Statement of Overriding Considerations is also included in the attached Resolution.

The Draft Environmental Impact Report, SCH No. 2005212066, for the Shoreline Gateway Redevelopment Project was available for public review from June 30, 2006, through August 14, 2006. Thirty-six written comments were received. Three were from state agencies; three were from regional and local agencies; seven were from local organizations; and 27 were from members of the general public. In addition, a petition to save the Long Beach Café with 605 signatures was also submitted. The Final EIR includes the responses to these comments, clarifications to the Draft EIR, and the Mitigation Monitoring Program.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



~~Er~~ PATRICK H. WEST  
EXECUTIVE DIRECTOR

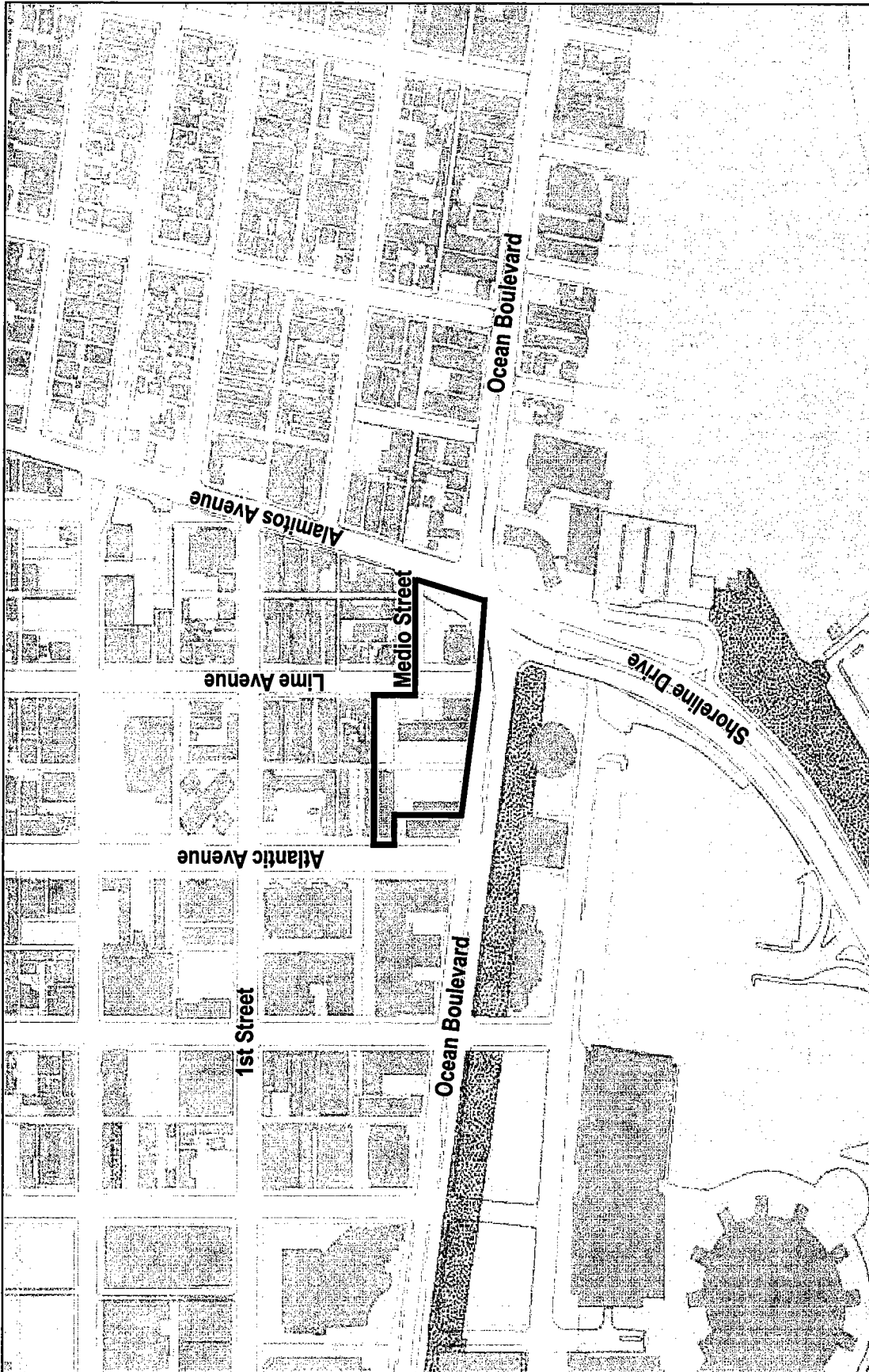
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APPROVED:

  
GERALD R. MILLER  
CITY MANAGER

Attachments: Exhibit A – Site Map  
Exhibit B – Site Plan  
Exhibit C – Draft and Final EIR (Board Members only; available to the public upon request)  
Redevelopment Agency Resolution

# Exhibit A Site Map



Source: City of Long Beach.

— Project Site



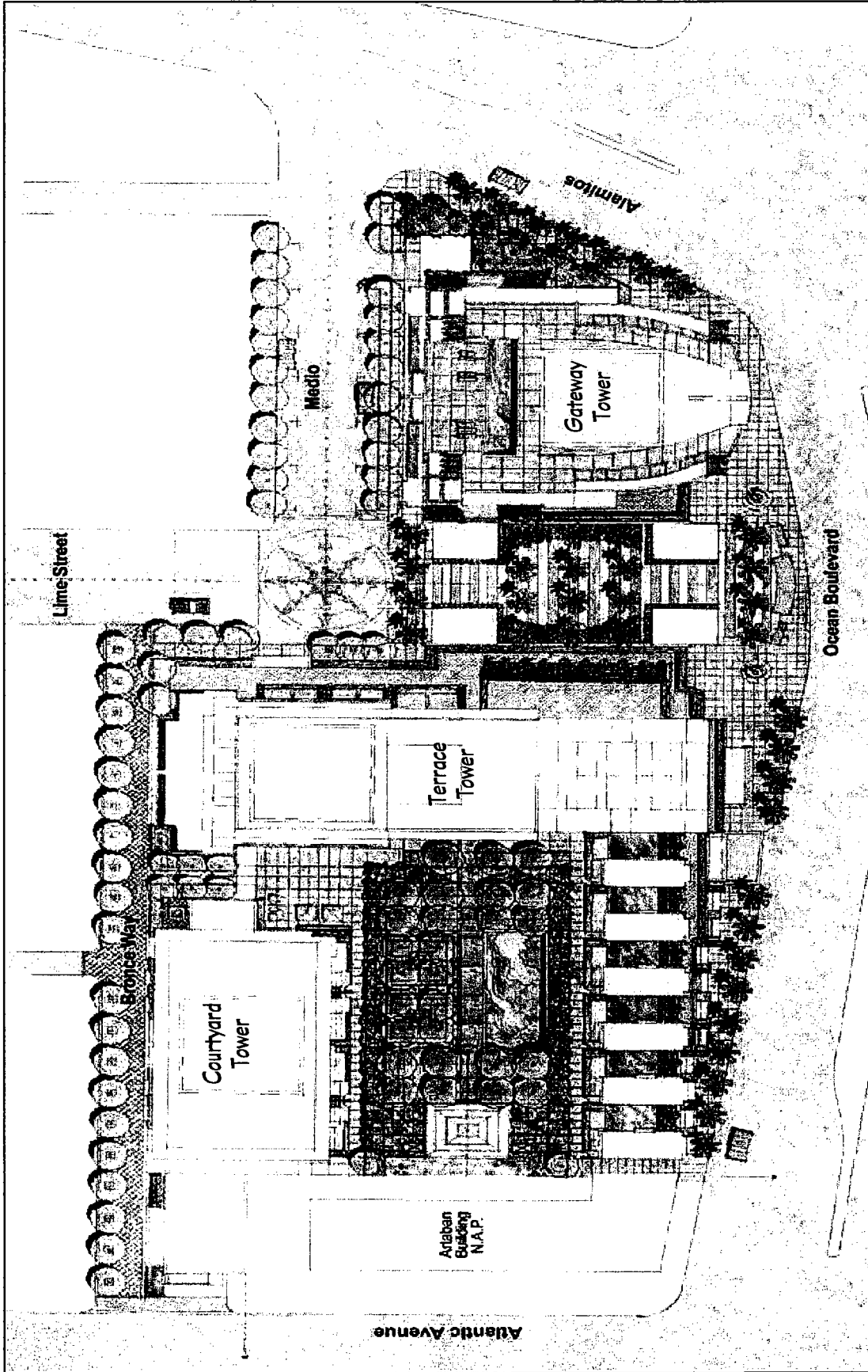
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**RBF**  
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06/06 - JN 10-104514

CONSULTING

Exhibit B  
Site Plan



Source: Altoon + Porter Architects, December 22, 2005.



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**RBF**  
CONSULTING

PLANNING ■ DESIGN ■ CONSTRUCTION

06/06 • JN 10-104514

SHORELINE GATEWAY PROJECT  
ENVIRONMENTAL IMPACT REPORT

**Exhibit C**  
**Draft and Final EIR**

Available upon request by calling (562) 570-6853.