



Second + PCH

City Council

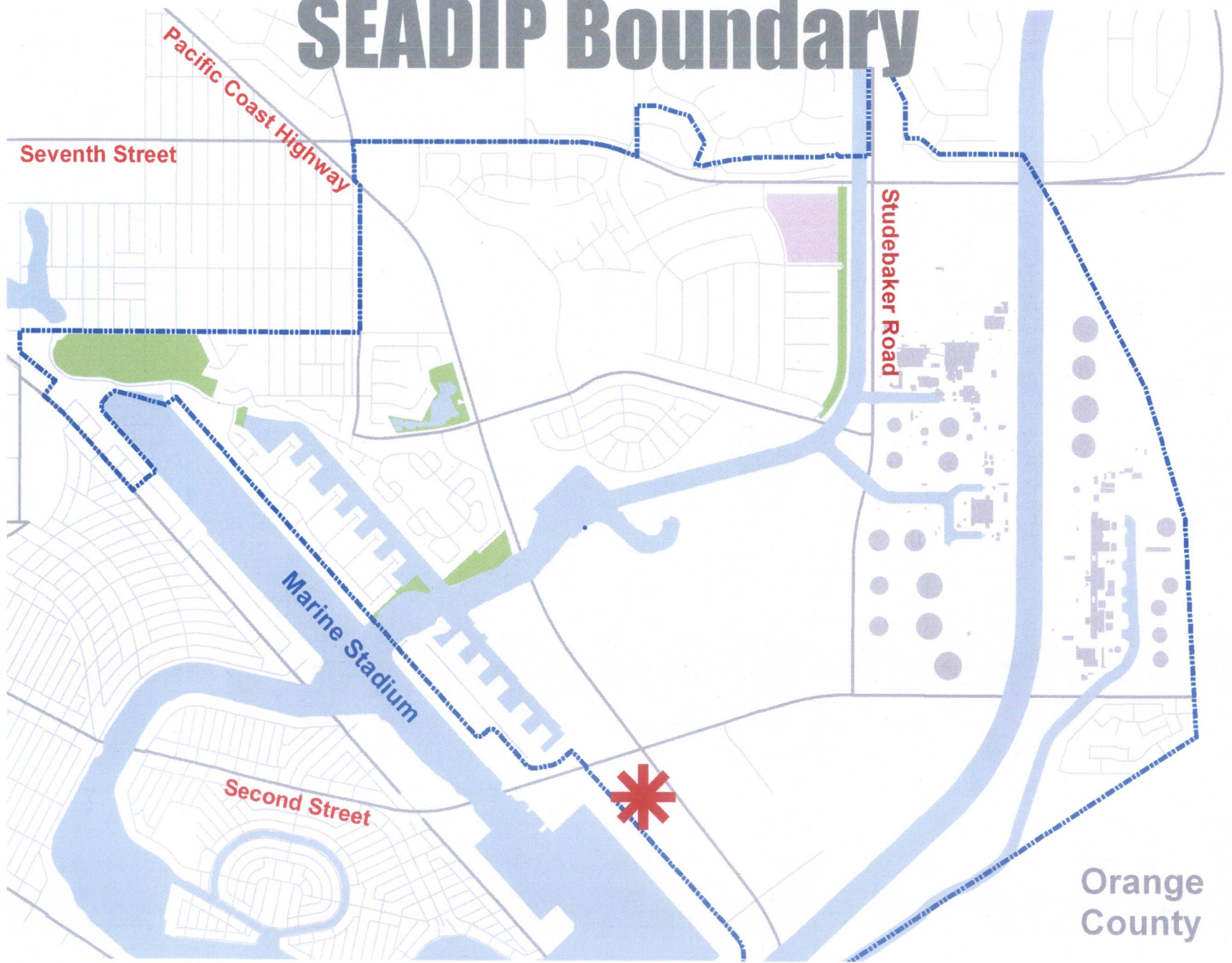
Public Hearing

December 20, 2011

PROJECT AREA



SEADIP Boundary



Orange
County

SEADIP Subarea 17

- **The project site makes up the entire Subarea 17 portion of SEADIP**
- **Any changes to the Local Coastal Program and SEADIP Subarea 17 land use and development standards would only involve this project site**

October 12, 2011

PLANNING COMMISSION ACTIONS

- **Certified Final EIR 04-09**
- **Recommended the City Council approve text amendments to the Local Coastal Program and SEADIP Subarea 17 to allow development consistent with Reduced Intensity Alternative A (also known as Alternative 3) of the Final EIR**
- **Continued the public hearing to November 17, 2011 meeting to consider project entitlement requests: Site Plan Review, Standards Variance, Subdivision Map, and Local Coastal Development Permit**

REVISIONS FROM ORIGINAL PROJECT PROPOSAL

Revisions to project from Reduced Intensity Alternative A:

- Reduce residential density by 50 dwelling units
- Reduce commercial retail floor area by 36,475 square feet
- Reduce non-hotel restaurant by 1,092 square feet
- Eliminate theater land use

APPLICANT'S REVISED PROJECT PROPOSAL

RESIDENTIAL	275 DWELLING UNITS
RETAIL	155,000 SQ FT
HOTEL	100 ROOMS
HOTEL RESTAURANT	4,368 SQ FT
OTHER RESTAURANT	20,000 SQ FT
SCIENCE CENTER	4,175 SQ FT
MEETING SPACE	3,510 SQ FT
THEATER	Eliminated from Project
ON-SITE PARKING	1,440 SPACES

PROJECT AERIAL VIEW



PROJECT AERIAL VIEW



November 17, 2011

PLANNING COMMISSION ACTIONS

Recertified Findings for Final EIR to reflect revised project description

Approved Requested Entitlements:

- **Site Plan Review**
 - Approval required for all projects with five or more dwelling units and/or 1,000 square feet or more of new commercial building floor area.
- **Standards Variance**
 - Approval required to allow less than Zoning Code required on-site parking through the provision of shared parking among project land uses.
- **Tentative Subdivision Map**
 - Approval required to divide project site into multiple parcels and allow for individual sales of condominium units.
- **Local Coastal Development Permit**
 - Project site is located in Coastal Zone and requires approval of a Local Coastal Development Permit from the City of Long Beach.

STAFF RECOMMENDATIONS

- 1) Uphold decision of the Planning Commission certifying the Final EIR and approving the Site Plan Review, Standards Variance, Subdivision Map, and Local Coastal Development Permit requests;**
- 2) Adopt a Resolution recertifying Final EIR 04-09;**
- 3) Adopt a Resolution amending the Local Coastal Program (LCP) of the General Plan and forward supporting materials to California Coastal Commission for approval and certification; and**
- 4) Declare the Ordinance amending SEADIP Subarea 17 read the first time and laid over to the next regular meeting of the City Council for final reading**