

# LONG BEACH REDEVELOPMENT AGENCY

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October 15, 2007

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 Supplemental 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 September 18, 2006, the Redevelopment Agency (Agency) certified an Environmental Impact Report (EIR) (SCH No. 2005121006) for the proposed Shoreline Gateway Project (Project).

The Project examined in the EIR 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 A – Site Map). 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. 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.

## REDEVELOPMENT AGENCY BOARD MEMBERS

October 15, 2007

Page 2

Since the certification of the EIR, the Project has been revised due to uncertainty in land assembly, design concerns and efforts to reduce impacts to the surrounding neighborhood. The Revised Project (Revised Project) remains consistent with the Project certified in the EIR, with the exception of the Gateway Tower. The Revised Project proposes a 35-story tower (Gateway Tower) at the northwest corner of Ocean Boulevard and Alamitos Avenue (Exhibit B - Site Plan). The heights of the two additional towers remain unchanged (21 and 12 stories).

The development of the Revised Project would result in the same number of residential units (358), retail/gallery space (13,561 square feet) and the respective code required parking as studied in the EIR. The Revised Project proposes the use of stone, metal and composite rainscreen cladding at the base of the Gateway Tower and painted smooth finish concrete with aluminum curtainwall and window wall systems with clear and tinted glass on the upper levels. The finishes of the two additional towers remain unchanged.

In accordance with the California Environmental Quality Act (CEQA), the Revised Project triggered a Supplemental Environmental Impact Report (SEIR). The purpose of the SEIR is to determine whether the development of the Revised Project would result in significant environmental impacts and if so, whether those impacts could be mitigated to a level less than significant. The SEIR identified the following:

- The Revised Project would transform the visual character of the site by intensifying the density of the land uses on-site, as well as establishing a Gateway entry into the downtown area.
- The Revised Project would be consistent with the historically acceptable forms of high-rise urban development occurring within downtown Long Beach.
- The increase in height of the Gateway Tower would result in enlarged shade/shadow impacts to residential uses located north of Medio Street, east of Alamitos Avenue and northeast of Alamitos Avenue and Ocean Boulevard. Additionally, adjacent and surrounding roadways (i.e., Lime Avenue, Medio Street, Alamitos Avenue, 1<sup>st</sup> Street and Alboni Place) would also be impacted, thus creating a significant and unavoidable impact. It was also determined that the level of significance associated with aesthetics, light and glare and shade and shadow could not be mitigated to a level less than significant.

If the Agency approves the Shoreline Gateway Project SEIR, the Agency shall be required to adopt findings in accordance with Section 15091 of the *CEQA Guidelines* and prepare a Statement of Overriding Considerations in accordance with Section 15093 of the *CEQA Guidelines*.

## REDEVELOPMENT AGENCY BOARD MEMBERS

October 15, 2007

Page 3

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 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 Revised 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. 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 encourages 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.

## REDEVELOPMENT AGENCY BOARD MEMBERS

October 15, 2007

Page 4

- 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 Lime Avenue, which will provide a linkage between uses situated north of the project site and Ocean Boulevard. Additionally, proposed public space, including the landscaped 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 Agency, having reviewed and considered the information in the SEIR, Technical Appendices and the public record, must adopt a Statement of Overriding Considerations that has been balanced against the unavoidable adverse impacts in reaching a decision on the project.

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

The Draft SEIR, SCH No. 2005212066, for the Shoreline Gateway Project was available for public review for 45 days from July 23, 2007, through September 5, 2007. Nineteen written comments were received. Four were from public agencies and 15 were from members of the general public. The Final SEIR includes the responses to these comments, clarifications to the Draft SEIR, and the Mitigation Monitoring Program.

REDEVELOPMENT AGENCY BOARD MEMBERS

October 15, 2007

Page 5

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



For

MICHAEL P. CONWAY  
EXECUTIVE DIRECTOR

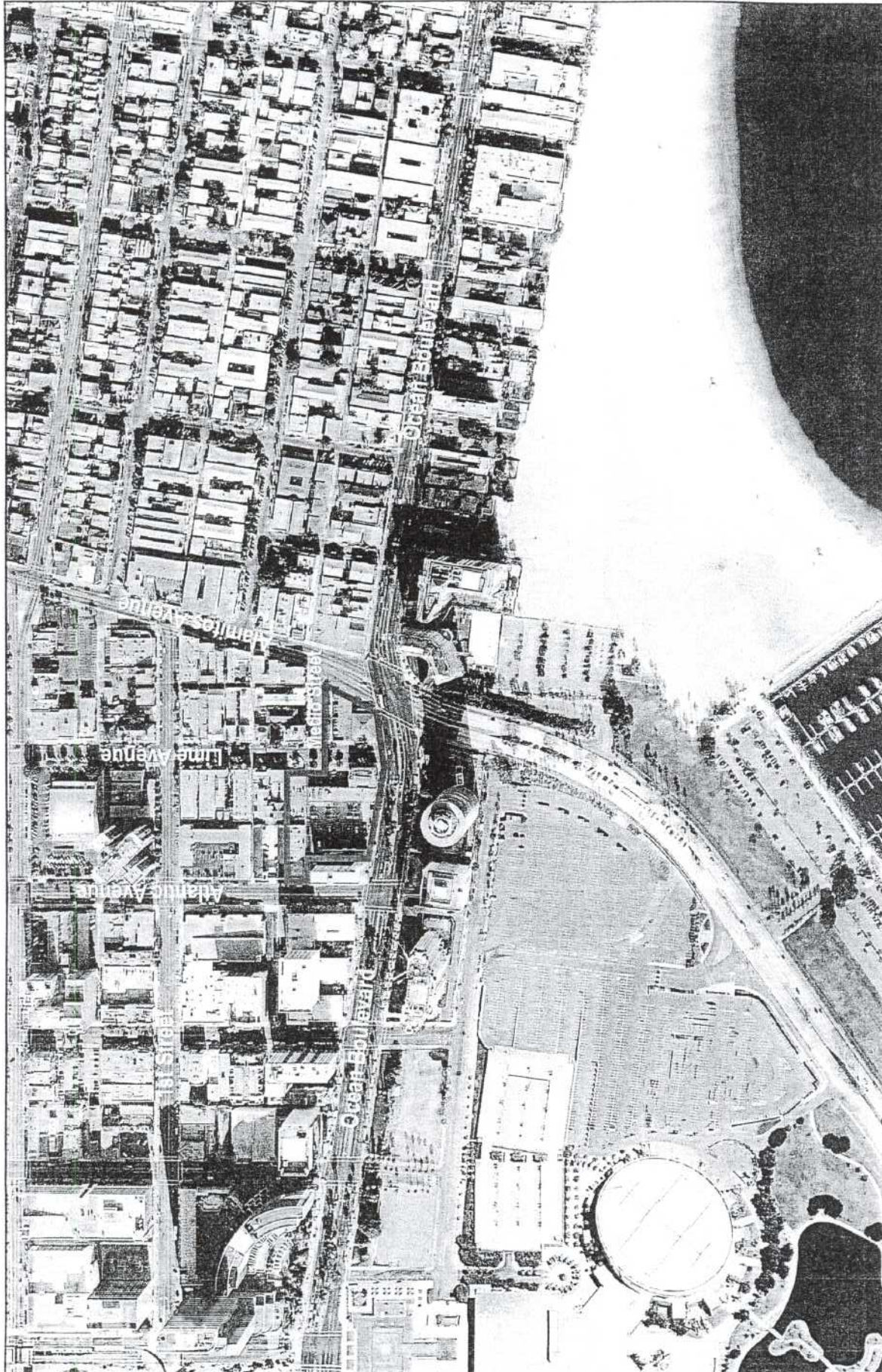
MPC:LAF:DSW

APPROVED:



PATRICK WEST  
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



Source: Anderson Pacific LLC.

- Project Site

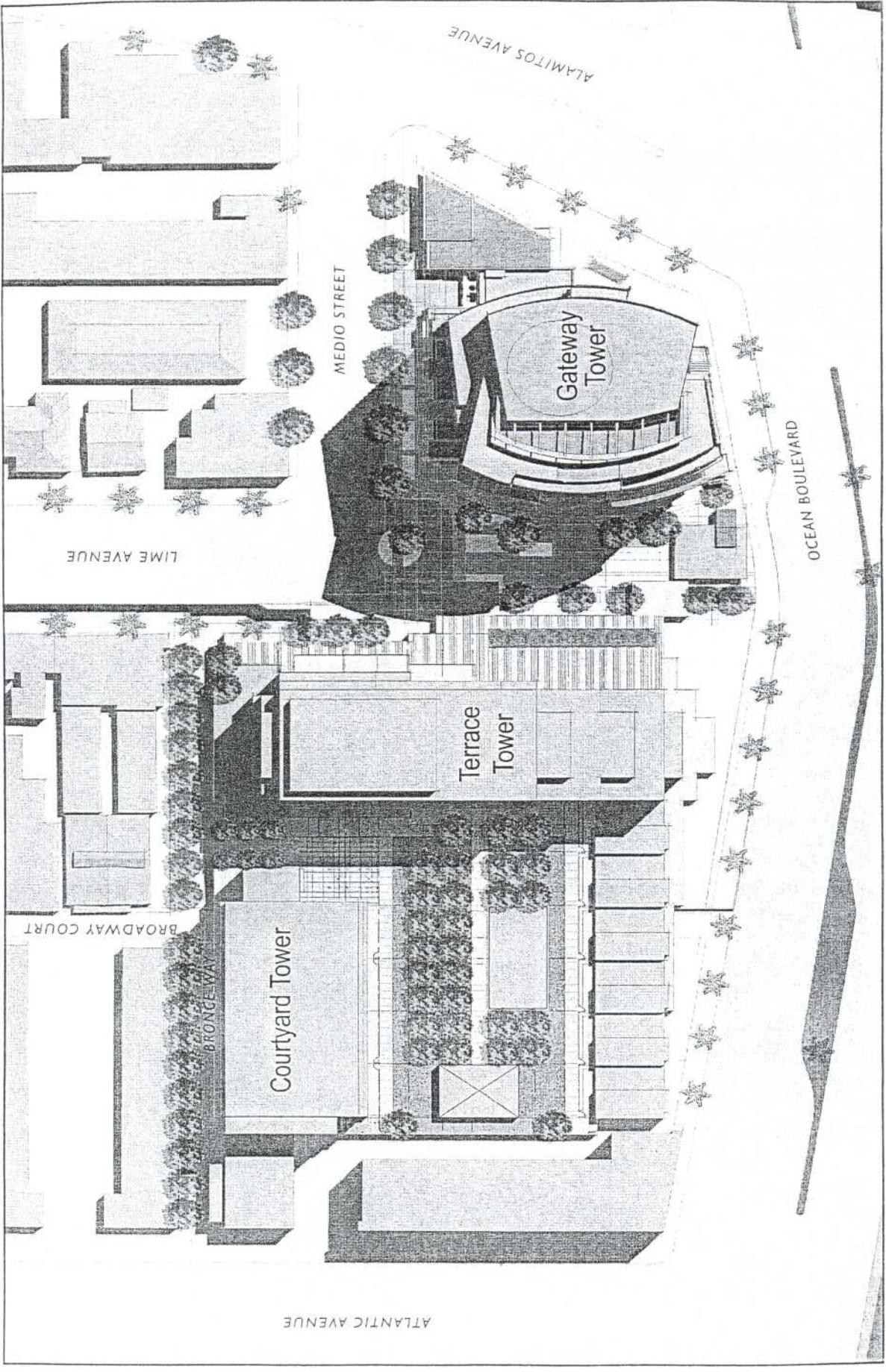


Not to Scale

**RBF** ■ PLANNING ■ DESIGN ■ CONSTRUCTION

07/07 • JN 10-105741

CONSULTING



Source: SudionEleven; June 27, 2007.

SHORELINE GATEWAY PROJECT  
 SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT  
**Revised 2007 Shoreline Gateway Project Roof Plan**



Not to Scale

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07/07 - JN 10-105741



**Exhibit C  
Draft and Final EIR**

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