



# CITY OF LONG BEACH

THE CITY PLANNING COMMISSION

333 W. Ocean Boulevard Long Beach, California 90802 562-570-6194 FAX 562-570-6068

December 13, 2005

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

## RECOMMENDATION:

Receive the supporting documentation into the record, conclude the hearing, adopt the attached resolution recertifying the Supplemental Environment Impact Report, deny the appeal and uphold the Planning Commission's decision to approve the Site Plan Review to construct a seven-story, 91,304-square foot hotel located in subarea 5 of the Downtown Shoreline Planned Development District (PD-6) at 285 Bay Street. (Case No. 0411-17) (District 2)

## DISCUSSION

The Planning Commission approved the Site Plan Review to construct a seven-story, 91,304-square foot hotel consisting of 140 rooms, lobby, breakfast area, meeting and conference facilities, exercise room and rooftop swimming pool on October 20, 2005. Lodge Works L.P. has proposed the hotel within the project known as The Pike at Rainbow Harbor (See Site Plan-Attachment 1). Parking will be provided in the existing multi-level parking structure located west of Cedar Avenue and south of Seaside Way. A valet will be provided on Bay Street to accommodate guests of the hotel. The site is located in subarea 5 of the Downtown Shoreline Planned Development District (PD-6) and has a General Plan Land Use Designation of LUD#7 (Mixed Uses).

The Pike at Rainbow Harbor consists of approximately fifteen (15) buildings totaling roughly 500,000 square feet of entertainment, retail and food service uses located north and south of Shoreline Drive; it is generally bounded by Pine Avenue, Rainbow Harbor, Cedar Avenue and Seaside Way. The originally approved use for the subject property was for the construction of a 70-foot high multi-level large-format cinema (IMAX) theater.

The Pike Project approvals extend back to 1995 when the City Council first approved an amendment to the Local Coastal Program for what was then called the Queensway Bay Project. During the past ten years, multiple project entitlements and amendments to entitlements have been sought and approved by the Site Plan Review Committee, the Planning Commission, the City Council, and by the California Coastal Commission. The project, which is located on City-owned Tidelands Trust property, was conceived as a regional destination and as a companion to the Aquarium of the Pacific as well as other public, tourist-serving facilities in the vicinity.

On October 20, 2005, the Planning Commission unanimously approved the request for the construction of a seven-story hotel located at 285 Bay Street subject to conditions (Attachment 2). Subsequently, Don May, representing California Earth Corps, appealed the Planning Commission's decision, arguing that the subject property and the entire Tidelands Trust property has issues that are unresolved and that further approval of development projects are not at the discretion of the City of Long Beach (Attachment 3).

In taking their action, the Planning Commission adopted the following findings:

- 1) The proposed project is attractively designed and complies with the development standards of PD-6 (The Downtown Shoreline Planned Development Plan).
- 2) The proposed project will add a quality boutique-style hotel to the downtown shoreline area and the Pike development.
- 3) Supplemental Environment Impact Report No. 14-04 was prepared for this project. No significant negative environmental impacts were identified.
- 4) The proposed project is consistent with the Rainbow Harbor Development (formerly known as Queensway Bay) Plan Case No. 9801-23 approved by the Planning Commission in 1998.

Assistant City Attorney Michael Mais reviewed this Council letter on December 6, 2005.

TIMING CONSIDERATIONS

The Long Beach Municipal Code requires that an appeal be transmitted to the City Council within 60 days of receipt by the City Clerk from the Department of Planning and Building.

A 14-day public notice of the hearing is required.

FISCAL IMPACT

None.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,

MATTHEW JENKINS, CHAIR  
CITY PLANNING COMMISSION

BY:

  
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SUZANNE M. FRICK  
DIRECTOR OF PLANNING AND BUILDING

SF:GC:LH

Attachments:

- 1) Project Plans
- 2) Planning Commission Staff Report, Conditions of Approval and Minutes of October 20, 2005
- 3) Completed Appeal Form and attached letter
- 4) Supplemental Environmental Impact Report, Responses to Comments Report for Final Supplemental Environmental Impact Report and Resolution recertifying the Final Supplemental Environmental Impact Report