



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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May 16, 2013

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Approve a Site Plan Review for the western phase of the Shoreline Gateway Project, consisting of a 17-story, 224-unit residential tower with 9,182 square feet of retail space and 275 parking spaces, at 635 East Ocean Boulevard located in PD-30 (Downtown Plan). (District 2)

APPLICANT: Shoreline Gateway, LLC
6701 Center Drive West, Suite 710
Los Angeles, CA 90045
(Application No.1304-12)

DISCUSSION

The subject property is 0.7-acre site located at the northwest corner of Ocean Boulevard and Lime Avenue (Exhibit A – Location Map) and is currently developed with a vacant 33-unit apartment building and surface parking lot. The applicant is requesting approval of a Site Plan Review application for the western phase of the Shoreline Gateway project that consists of a 17-story, 224-unit residential tower with 9,182 square feet of retail space and 275 parking spaces.

Following is the history of key milestones related to the proposed project:

- July 2006 – The Redevelopment Agency Board certified EIR 18-05 for the originally designed 3-building, 358-unit project.
- November 5, 2007 – The Redevelopment Agency Board certified a Supplemental EIR and Stage III design approval was granted.
- July 2007 – The revised project was presented to the Planning Commission as an information item.
- November 15, 2007 – Planning Commission approved the Shoreline Gateway Master Plan that included a Tentative Tract Map, General Plan Conformity Finding, Administrative Use Permit and Site Plan Review for the 35-story east tower. These

entitlements are still in effect. It was anticipated that the east tower would be developed as phase 1; as such, Site Plan Review for the west tower was not granted at this time.

- December 2011– The Downtown Plan EIR was certified.
- January 2012 - The Downtown Plan was approved by the City Council and went into effect in February 2012. The plan included design guidelines to increase the quality of design and materials used throughout the Downtown area. In addition, the Downtown Plan revised parking standards for both residential and commercial land uses.
- February 2012 – The Long Beach Redevelopment Agency is dissolved pursuant to State Legislation AB 1X 26.
- March 2013 – The State of California Department of Finance approved the Amended and Restated Owner Participation agreement between the City of Long Beach Successor Agency and the applicant to allow the property transaction to move forward.

The project as proposed is designed to meet all Downtown Plan design guidelines and standards that address scale and massing by building type, context, architectural design and a list of allowable building materials. The guidelines were the basis for all of the discussions that staff had with the applicant team as the design of the proposed project progressed.

The proposed design is contemporary in style and utilizes smooth cement panels, architectural pre-cast panels, aluminum panels and glass as the primary materials (Exhibit B – Plans and Exhibits). The building is designed to provide visual interest from all four sides by including varying materials, colors and architectural planes and is complementary to the previously approved 35-story east tower.

The proposed project complies with all Downtown Plan requirements. Following is an analysis of the code requirements and the proposed project:

Code Standard	Downtown Plan	Proposed Project	Complies with Standard?
Height	500'	189'-4"	Yes
Parking	261 required	275 provided	Yes
Setbacks-			
Front (Ocean Boulevard)	0'	0'	Yes
Rear (alley from centerline)	10'	10' (min)	Yes
Side (alley from centerline)	10'	10' (min)	Yes
Common Open Space	6,080 sq. ft.	8,215 sq. ft.	Yes
Private Open Space	36 sq. ft./50 % of units	36 sq. ft/unit (min)	Yes

Ingress/egress to the site is provided from Broadway Court via two access points into the parking garage. The project is required to provide 261 on-site parking spaces per code based on the requirement of 1.25 parking spaces/residential unit (280 spaces) minus a five percent Transit Oriented Development credit (14 spaces). A total of 275 parking spaces are provided within the subterranean garage.

CONCLUSION

This project represents the first major residential project proposed under the new Downtown Plan and the applicant team has worked with the City to refine the project by using the Downtown Plan design standards and guidelines. Construction of the proposed project will result in a quality building that fits well within the context of the area and provides a strong presence along Ocean Boulevard. Therefore, staff recommends approval of the project, subject to conditions (Exhibit C – Findings and Conditions).

ENVIRONMENTAL REVIEW

The proposed Site Plan Review does not result in any additional impacts that were identified in either the previously certified project Environmental Impact Report (EIR 18-05) or the Downtown Plan Program EIR. Therefore, in accordance with the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project was previously assessed.

PUBLIC HEARING NOTICE

Public hearing notices were distributed on May 1, 2013, as required by the Long Beach Municipal Code. No responses have been received as of the date of preparation of this report.

Respectfully submitted,



DEREK BURNHAM
PLANNING ADMINISTRATOR



AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

AJB:DB:JW

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- Exhibits:
- A. Location Map
 - B. Plans & Photos
 - C. Findings & Conditions

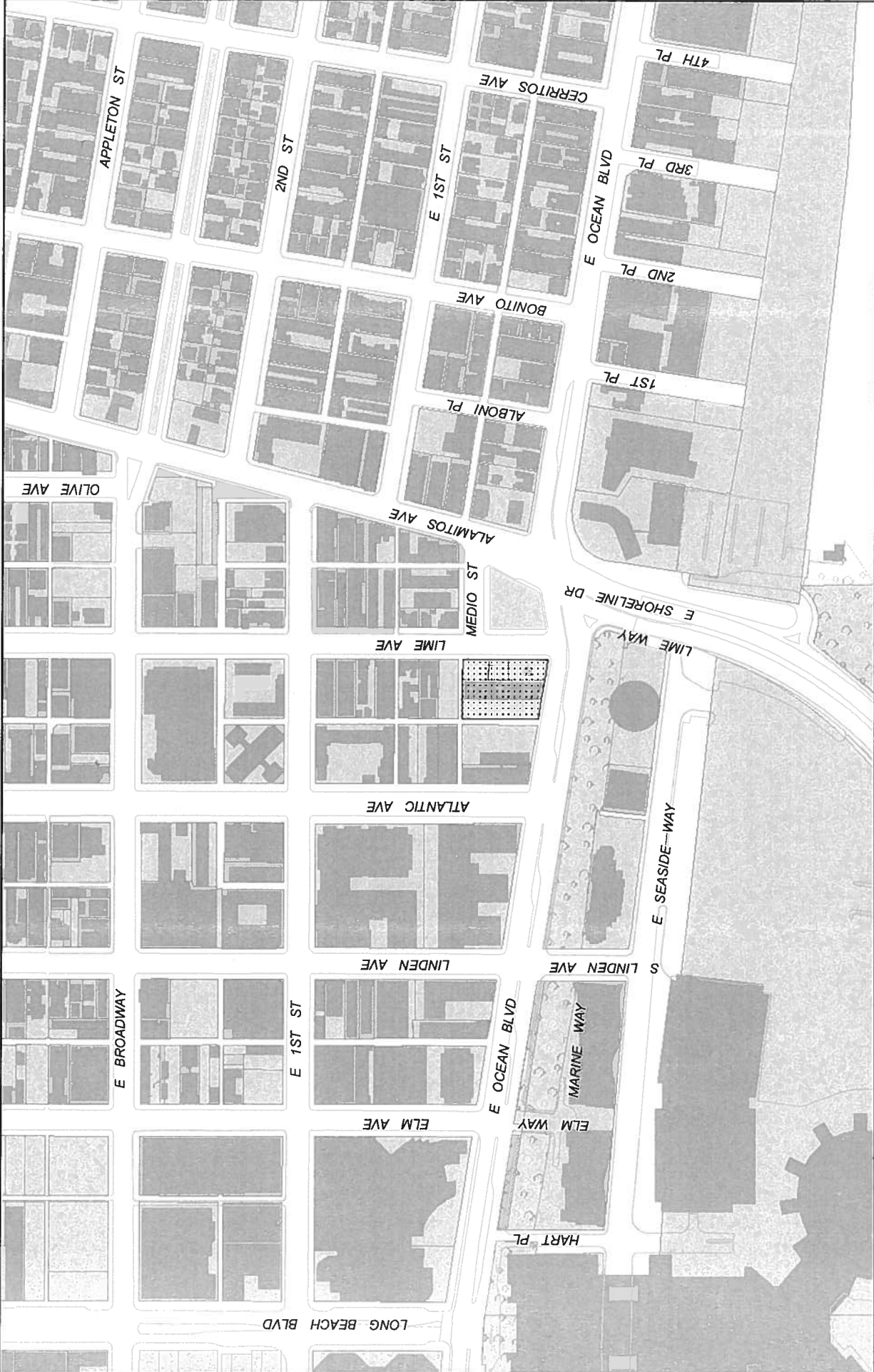
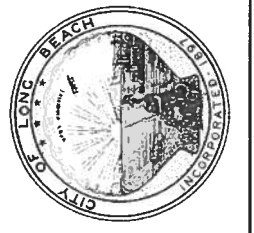


Exhibit A

Subject Property:
 635 E Ocean Blvd (West Phase)
 Application No. 1304-12
 Council District 2
 Zoning Code : PD-30



SITE PLAN REVIEW FINDINGS**Case No. 1304-12****Date: May 16, 2013**

- 1. THE DESIGN IS HARMONIOUS, CONSISTENT AND COMPLETE WITHIN ITSELF AND IS COMPATIBLE IN DESIGN, CHARACTER AND SCALE, WITH NEIGHBORING STRUCTURES AND THE COMMUNITY IN WHICH IT IS LOCATED; AND**

The proposed design of the building incorporates a consistent design theme that is compatible in design, character and scale with the neighboring structures. The materials used for the new construction are complementary to the materials used on adjacent buildings including the previously approved 35-story tower for the east phase of Shoreline Gateway. The project is designed "in the round" with no front or rear elevation.

The proposed project will provide a structure with quality materials that utilizes smooth cement panels, architectural pre-cast panels, aluminum panels and glass as the primary building elements and is consistent with the design requirements contained in the Downtown Plan. The Height Incentive Area of the Downtown Plan encourages a mix of uses in the area including office, retail and high density residential. The proposed project is consistent with the requirements of PD-30 including, but not limited to, height, design, and street front activation.

- 2. THE DESIGN CONFORMS TO ANY APPLICABLE SPECIAL DESIGN GUIDELINES OR SPECIFIC PLAN REQUIREMENTS, PD GUIDELINES OR THE GENERAL PLAN; AND**

The project complies with all development standards contained in the Downtown Plan (PD-30) including the material and design requirements contained in the design guidelines portion.

- 3. THE DESIGN WILL NOT REMOVE SIGNIFICANT MATURE TREES OR STREET TREES, UNLESS NO ALTERNATIVE DESIGN IS POSSIBLE; AND**

No mature trees or street trees will be removed as a result of the project.

- 4. THERE IS AN ESSENTIAL NEXUS BETWEEN THE PUBLIC IMPROVEMENT REQUIREMENTS ESTABLISHED BY THE ORDINANCE AND THE LIKELY IMPACTS OF THE PROPOSED DEVELOPMENT; AND**

Proposed improvements in the right-of-way including sidewalks, street trees and bulb-outs at the four adjacent intersections do not exceed the likely impacts of the proposed project coupled with cumulative development.

- 5. THE PROJECT CONFORMS TO ALL REQUIREMENTS SET FORTH IN CHAPTER 21.64 (TRANSPORTATION DEMAND MANAGEMENT).**

Not applicable.

CONDITIONS OF APPROVAL SITE PLAN REVIEW

Case No. 1304-12
Date: May 16, 2013

1. This permit and all development rights hereunder shall terminate one year from the approval date, unless construction is commenced or a time extension is granted, based on a written and approved request submitted prior to the expiration of the one year time period as provided in Section 21.21.406 of the Long Beach Municipal Code. The time extension request shall be submitted to the Zoning Administrator for review and approval as per Section 21.21.406 of the Zoning Regulations.
2. This permit shall be invalid if the owner(s) and/or applicant(s) have failed to return written acknowledgment of their acceptance of the conditions of approval on the *Conditions of Approval Acknowledgment Form* supplied by the Planning Bureau. This acknowledgment must be submitted within 30 days from the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date). Prior to the issuance of a building permit, the applicant shall submit a revised set of plans reflecting all of the design changes set forth in the conditions of approval to the satisfaction of the Zoning Administrator.
3. The use permitted on the site shall be 224 residential units and 9,182-square-feet of retail with 275 parking spaces.
4. Violation of any of the conditions of this permit shall be cause for the issuance of an infraction, citation, prosecution, and/or revocation and termination of all rights thereunder by the City of Long Beach.
5. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Planning and Building Department. These conditions must be printed on all plans submitted for plan review.
6. Approval of this development is expressly conditioned upon payment (prior to building permit issuance or prior to Certificate of Occupancy, as specified in the applicable Ordinance or Resolution for the specific fee) of impact fees, connection fees and other similar fees based upon additional facilities needed to accommodate new development at established City service levels standards, including, but not limited to, sewer capacity charges, Park Fees, and Transportation Impact Fees.
7. The Director of Development Services is authorized to make minor modifications to the approved concept design plans or any of the conditions if such modifications shall achieve substantially the same results as would strict compliance with said plans and conditions.
8. Site development, including landscaping, shall conform to plans approved on file in the Department of Planning and Building.

9. The property shall be developed and maintained in a neat, quiet and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants. This shall encompass the maintenance of the exterior facades of the buildings and all landscaping surrounding the building including all public parkways.
10. All structures shall conform to Building Code requirements. Notwithstanding this review, all required permits from the Building and Safety Bureau must be secured.
11. Any graffiti found on site must be removed within 24 hours of its appearance.
12. Site preparation and construction shall be conducted in a manner that minimizes dust.
13. Any person(s) associated with the proposed project shall only operate or permit the operation of any tools or equipment used for site preparation, construction or any other related building activity that produces loud or unusual noise which annoys or disturbs a reasonable person of normal sensitivity between the following hours:

Weekdays	7:00am to 7:00pm	Sundays	No work permitted
Saturdays	9:00am to 6:00pm	Holidays	No work permitted.
14. The Developer shall fully screen any utility meters or equipment to the satisfaction of the Director of Development Services.
15. The applicant shall comply with the following conditions to the satisfaction of the Public Works Department: (note: currently being reviewed by Public Works)

GENERAL REQUIREMENTS

- A. Prior to the start of any off-site construction, the Developer shall submit a construction plan for pedestrian protection, street lane closures, construction staging, shoring excavations and the routing of construction vehicles (excavation hauling, concrete and other deliveries, etc.). Plans shall be submitted for review and approval of the City Engineer, the City Traffic Engineer, Police and Fire departments, public utility agencies and Long Beach Transit.
- B. Easements shall be provided to the City of Long Beach for proposed public utility facilities to the satisfaction of the concerned City Department or public agency. If any additional utility rights-of-way are determined to be necessary after completion of the project, said utility right-of-way shall be dedicated to the City of Long Beach by separate instrument.

PUBLIC RIGHT-OF-WAY

- C. The Developer shall dedicate and improve 4 feet of right-of-way for alley purposes along Broadway Court and relocate existing facilities as necessary to accommodate the alley widening. This dedication may be surface only, with the under-alley space

retained for parking garage.

- D. The Developer shall dedicate and improve 5 feet of right-of-way for alley purposes along Bronce Way and relocate existing facilities as necessary to accommodate the alley widening. This dedication may be surface only, with the under-alley space retained for parking garage.
- E. If the Developer desires to utilize the space below the existing adjacent alley widths (Broadway Court and Bronce Way) for a subterranean parking garage, utility substructure plans and right-of-way cross sections showing the proposed surface and underground structures shall be submitted for the review and approval of the Director of Public Works.
- F. The Developer proposes the vacation of Lime Avenue crossing the proposed project site. The northerly and southerly limits are to be determined based on street improvement plans for Lime Avenue and Ocean Boulevard in the vicinity of the area to be vacated. At-grade and subterranean areas to be vacated may differ.

ENGINEERING BUREAU

- G. The Developer shall improve the parkway along Medio Street fronting this project location with drought-tolerant accent shrubbery and permeable groundcover such as decomposed granite as described in Section 21.42.060 of the Municipal Code.
- H. The Developer shall apply for the vacation of Lime Avenue adjacent to the proposed project site. The northerly and southerly limits are to be determined based on street improvement plans for the terminus of Lime Avenue and East Ocean Boulevard. This action must be approved by the City Council prior to project development.
- I. Reconstruction of the northerly limit of the proposed vacated Lime Avenue shall be constructed with distinguishing pavement such as pavers to distinguish the Lime Avenue roadbed from the new parking lot driveway. Improvement plans shall be submitted for review and approval of the Director of Public Works.
- J. The Developer shall remove, protect, and salvage the existing street light fixtures and electrical equipment within vacated portions of Lime Avenue. All salvaged equipment shall remain the property of the City and shall be delivered by the Developer to storage as directed by City Light and Power staff. Contact Kevin Bradenkamp, Operations Manager, at (562) 983-2000.
- K. Dedications proposed along the southeasterly corner of the site (along Alamitos Avenue & Ocean Boulevard), adjacent to the Future East Tower site shall be deferred for phase 2 East Tower construction.
- L. The proposed vacation along the south side of Medio Street shall be deferred for phase 2 East Tower construction.
- M. The Developer shall submit plans for Bronce Way adjacent to the proposed residential units as a special design review addressing atypical amenities, if proposed. We understand that this is conceived as a pedestrian-friendly alley, and custom paving, landscaping, and architectural projections may be proposed. Note that trees cannot be accommodated within a five foot wide alley "sidewalk" as

Conditions of Approval

Case No. 1304-12

Date: 05/16/13

Page 4

shown on site plan.

- N. The Developer shall be responsible for the maintenance of the off-site improvements during construction of the on-site improvements. All off-site improvements found damaged as a result of construction activities shall be reconstructed or replaced by the Developer to the satisfaction of the Director of Public Works.
- O. The Developer shall remove unused driveways and replace with full-height curb, curb gutter and sidewalk to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete. The size and configuration of all proposed driveways serving the project site shall be subject to review and approval of the City Traffic Engineer. All proposed driveways greater than 28 feet requires a variance, contact the Traffic and Transportation Bureau at (562) 570-6331 to request additional information regarding driveway construction requirements.
- P. The Developer shall construct all off-site improvements needed to provide full ADA accessibility compliance within the adjacent public right-of-way to the satisfaction of the Director of Public Works. If a dedication of additional right-of-way is necessary to satisfy ADA requirements, the right-of-way dedication way shall be provided.
- Q. The Developer shall provide for the resetting to grade of existing manholes, pullboxes, and meters in conjunction with the required off-site improvements to the satisfaction of the Director of Public Works. All obstructions, including power poles within the proposed alley widening shall be removed by the Developer at his expense, and to the satisfaction of the Director of Public Works.
- R. The Developer shall remove all existing overhead utility lines within the public alleys and underground them beneath the adjacent roadways. The Developer shall resurface and restripe the roadways receiving the relocated utilities to the satisfaction of the Director of Public Works.
- S. The Developer shall reconstruct the alley curb returns consistent with both alley widening, including both the southwest corner of Lime Avenue and Bronce Way and the northeast corner of East Ocean Boulevard and Broadway Court.
- T. The Developer shall check with the Long Beach Water Department at (562) 570-2300 and the Gas And Oil Department at (562) 570-2030 for scheduled main replacement work prior to submitting alley improvement plans to the Department of Public Works.
- U. The Developer shall remove all existing utility lines within areas to be vacated, unless a utility easement is to be reserved. No building structures shall be constructed within a utility easement area
- V. The Developer shall reconstruct broken/uplifted/depressed sections of public sidewalk, curb, and curb gutter along the perimeter of the project site to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete.
- W. The Developer shall provide for tree wells, new street trees with root barriers and

irrigation along the perimeter of the project site. Street trees and groundcover shall be provided within the public parkways. The Developer and/or successors shall privately maintain all street trees, landscaping and sprinkler systems required in connection with this project.

- X. The Developer shall contact the Street Tree Division of the Department of Public Works, at (562) 570-2770, prior to beginning the tree planting, landscaping, and irrigation system work. The Street Tree Division will assist with the size, type and manner in which the street trees are to be installed.
- Y. Prior to approving an engineering plan, all projects greater than 1 acre in size must demonstrate coverage under the State Construction General NPDES Permit. To meet this requirement, the applicant must submit a copy of the letter from the State Water Resource Control Board acknowledging receipt of the Notice of Intent (NOI) and a certification from the developer or engineer that a Storm Water Pollution Prevention Plan (SWPPP) has been prepared. Should you have any questions regarding the State Construction General NPDES Permit or wish to obtain an application, please call the State Regional Board Office at (213) 266-7500 or visit their website for complete instructions at www.waterboards.ca.gov/stormwtr/construction.html Left-click on the Construction General Permit 99-08-DWQ link.
- Z. The Developer shall submit grading plan with hydrology and hydraulic calculations showing building elevations and drainage pattern and slopes for review and approval by the Director of Planning and Building Services and the Director of Public Works prior to approval of any building permit.
- AA. Public improvements shall be constructed in accordance with approved plans. Detailed off-site improvement plans, including landscaping of the public parkways, shall be submitted to the Department of Public Works for review and approval.
- BB. The location of all backflow-prevention devices, fire prevention connections, and transformers shall be shown on plans submitted to the Public Works Department.

TRAFFIC & TRANSPORTATION BUREAU

- CC. The public parking lot adjacent to Alamitos Avenue and Ocean Boulevard is still active. To ensure that ample time to give to notify the users of the parking lot, the Developer shall contact the Traffic & Transportation Bureau, at (562) 570-6331 6-month prior to the start of the 1st phase construction work.
- DD. The Developer shall provide a rooftop traffic monitoring station accessible to City of Long Beach staff. This station shall be equipped with electrical service through a dedicated circuit. An agreement as to the permanent nature of this facility shall be incorporated into Developer's Agreement with the City, or by separate instrument.
- EE. A traffic report must be prepared for this project, under the supervision and approved (stamped) by a registered Traffic Engineer in the State of California. In addition, any proposed physical street improvements must include a scaled drawing stamped by a registered civil engineer.
- FF. Prior to a permit for the phase 2 construction, the Developer shall submit a complete intersection plan for Ocean Boulevard and Alamitos/Shoreline Drive,

Conditions of Approval

Case No. 1304-12

Date: 05/16/13

Page 6

showing all existing and proposed traffic lanes, curb alignments, crosswalks, traffic signal equipment and sidewalks, for the review and approval of the City Traffic Engineer.

- GG. The Developer shall provide for a new traffic signal at the intersection of Lime Avenue and 7th Street, to the satisfaction of the City Traffic Engineer.
 - HH. The Developer shall provide for the new traffic signal at the intersection of Ocean Boulevard and Atlantic Avenue, to the satisfaction of the City Traffic Engineer.
 - II. The western portion of the east-west alley (Bronce Way), between Atlantic Avenue and Broadway Court, shall be identified as a project access route in the traffic report. The City Traffic Engineer intends to convert this alley to one-way eastbound only use. This alley portion shall be rebuilt in its entirety by the developer.
 - JJ. To mitigate the impact of this high-density development upon the surrounding community, and in partial compensation for reduced parking requirements (below-code parking numbers) and the privatization of surface and underground public spaces adjacent to the project, developer shall participate in the creation and implementation of a parking management plan. This plan shall serve as a mechanism to enable the City to formally address the owner(s) of this development regarding parking problems that may materialize in the immediate vicinity of the project, requiring an investigation and response on the part of the development owner(s). Elements of the plan may include parking disincentives, the implementation of valet parking, the acquisition or buy-down of off-site parking spaces, the deployment of mechanical parking, or other measures to address parking shortfalls.
 - KK. The Developer shall replace all traffic signs and mounting poles damaged or misplaced as result of construction activities to the satisfaction of the City Traffic Engineer.
 - LL. The Developer shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
16. Applicant shall file a separate plan check submittal to the Long Beach Fire Department for their review and approval prior to the issuance of a building permit.
17. The applicant shall defend, indemnify, and hold harmless the City of Long Beach, its agents, officers, and employees from any claim, action, or proceeding against the City of Long Beach or its agents, officers, or employees brought to attack, set aside, void, or annul an approval of the City of Long Beach, its advisory agencies, commissions, or legislative body concerning this project. The City of Long Beach will promptly notify the applicant of any such claim, action, or proceeding against the City of Long Beach and will cooperate fully in the defense. If the City of Long Beach fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Long Beach.

Conditions of Approval

Case No. 1304-12

Date: 05/16/13

Page 7

18. Separate permits are required for signs, fences, retaining walls, trash enclosures, flagpoles, pole-mounted yard lighting foundations and planters.
19. Site development, including landscaping, shall conform to the approved plans on file in the Department of Planning and Building. At least one set of approved plans containing Planning, Building, Fire, and, if applicable, Redevelopment and Health Department stamps shall be maintained at the job site, at all times for reference purposes during construction and final inspection.
20. The Applicant and/or successors is encouraged to utilize and incorporate energy conserving equipment, lighting and related features with the project to the greatest extent possible.
21. Approval of this development project is expressly conditioned upon payment (prior to building permit issuance or prior to Certificate of Occupancy, as specified in the applicable Ordinance or Resolution for the specific fee) of impact fees, connection fees and other similar fees based upon additional facilities needed to accommodate new development at established City service level standards, including, but not limited to, sewer capacity charges, Park Fees and Transportation Impact Fees.
22. Prior to the issuance of a building permit, the applicant shall submit architectural, landscaping and lighting drawings for the review and approval of the Police Department for their determination of compliance with Police Department security recommendations.
23. Prior to the issuance of building permits, landscape plans for the plaza shall be designed to the satisfaction of the Director of Development Services to ensure maximum connectivity between Medio Street and Ocean Boulevard.
24. All conditions from Case No. 0510-27 shall remain in full force and effect.
25. The applicant shall comply with all mitigation measures (MM) and special conditions (SC) as specified in the Mitigation Monitoring and Reporting Program of EIR 18-05 and SEIR 26-07 for the Shoreline Gateway project.
26. Prior to the issuance of a building permit, the project shall comply with Section 21.45.400 (Green Building Standards for Public and Private Development) of the Zoning Code.