



777 E. Ocean Boulevard

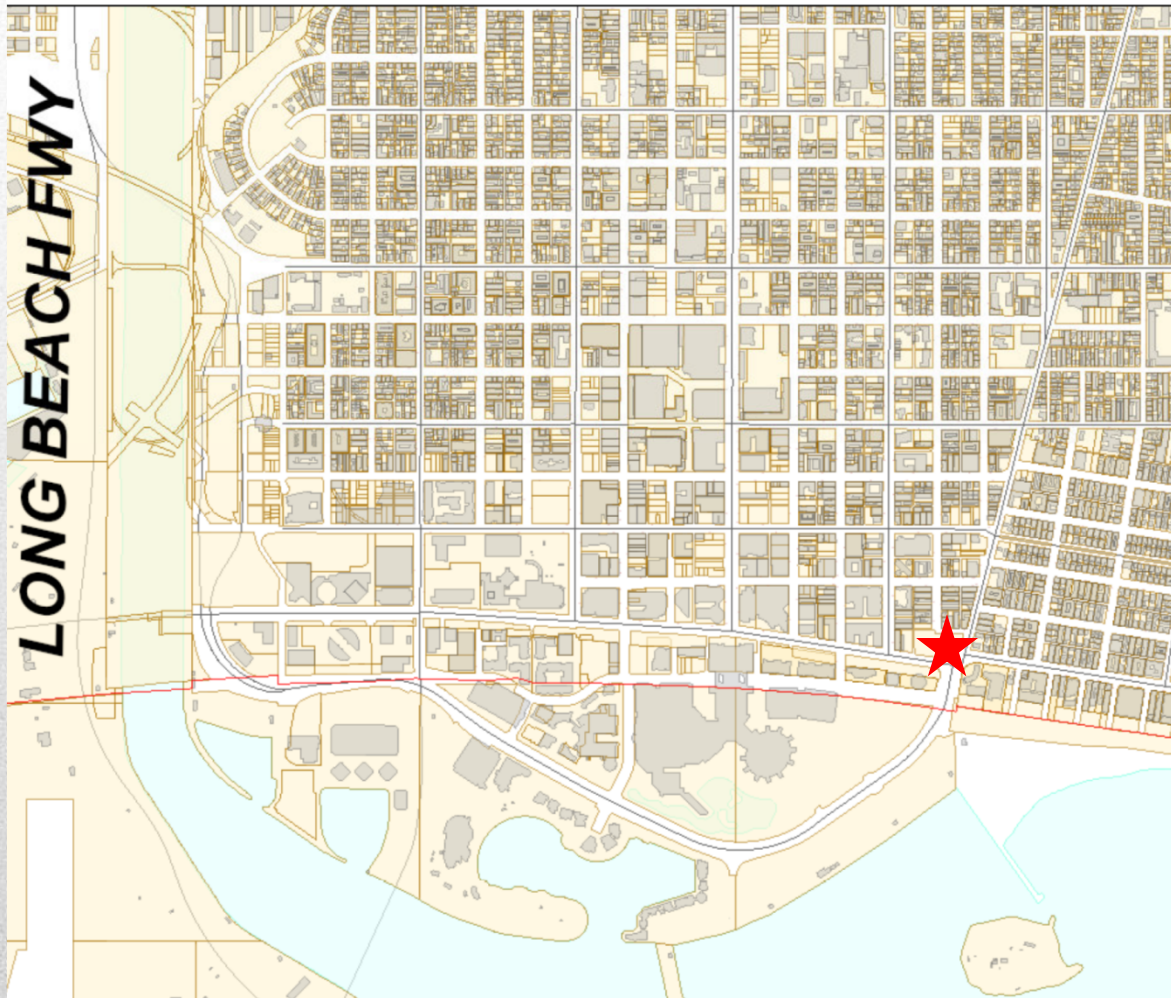
35-Story Mixed-Use Tower (Shoreline Gateway)

Application No. 1512-25

Date: October 20, 2016

Planning Commission

Vicinity Map Location



The project site is located at 777 E. Ocean Boulevard, on the corner of Ocean Boulevard and Alamos Avenue.

Located within the PD-30 (Downtown Plan).

Other high rise residential towers in vicinity (Villa Riviera, the Current, International Tower).



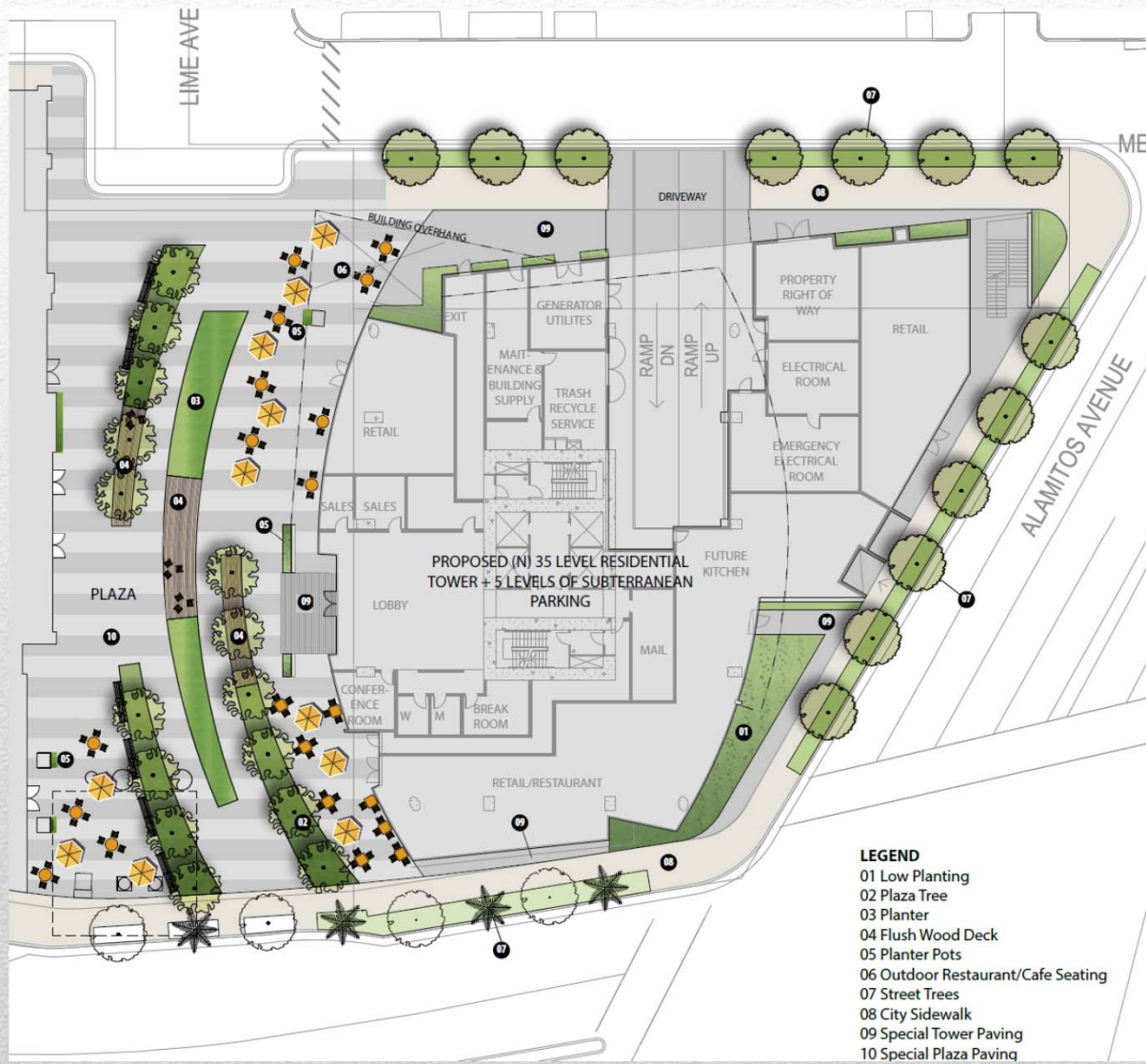
Project Site



- Part of the Shoreline Gateway Master Plan, originally approved in 2007.
- West Tower (The Current) has been constructed.
- East Tower approved with condominium map as well as AUP for joint parking.
- Property is currently vacant.



Site Plan



- Access to the parking from Medio Street.
- 5-level subterranean garage with 458 parking spaces
- Pedestrian Access from Public Plaza
- Retail spaces along street front
- Street Trees/Landscaping on all sides



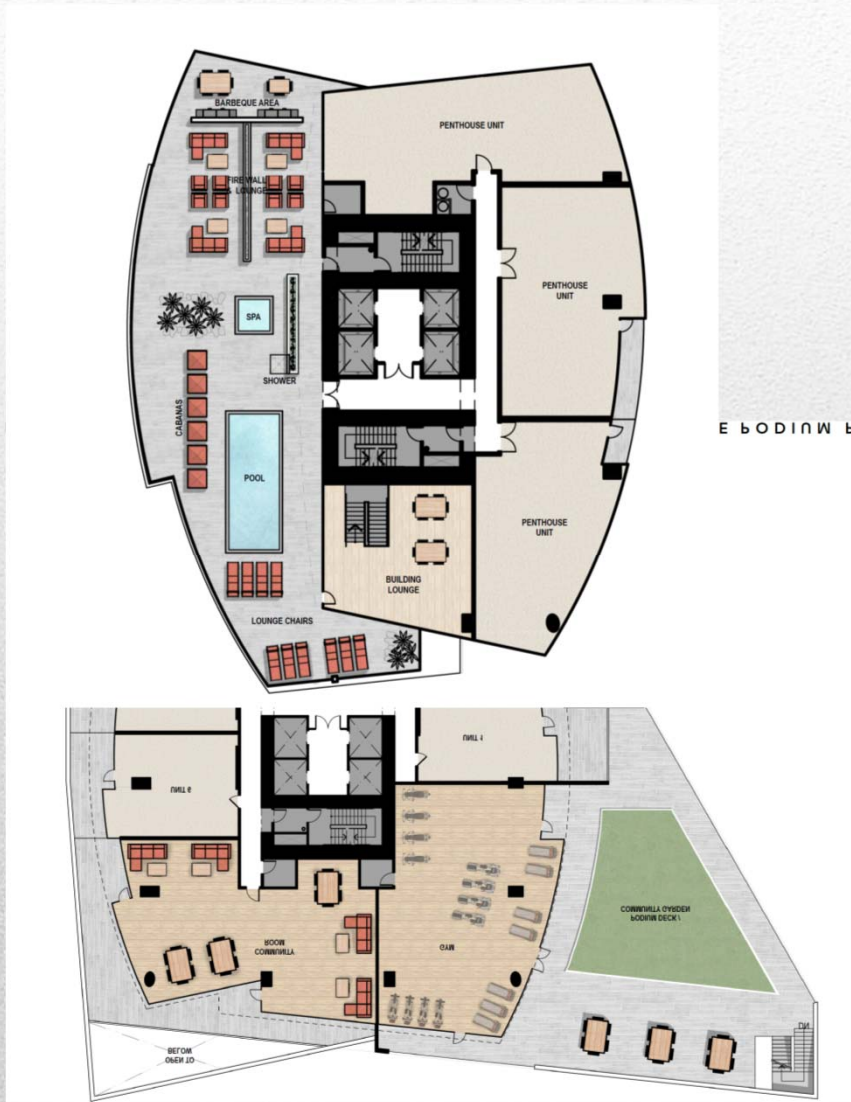
Project Proposal



- East Tower was approved with 221 condominium units and 6,367 square feet of retail/restaurant space.
- The proposed modification is for an increase by 94 units and 344 square feet, for a total of 315 units and 6,711 square feet.
- Previously approved height was 35 stories and approximately 417 feet. No proposed increase in height.



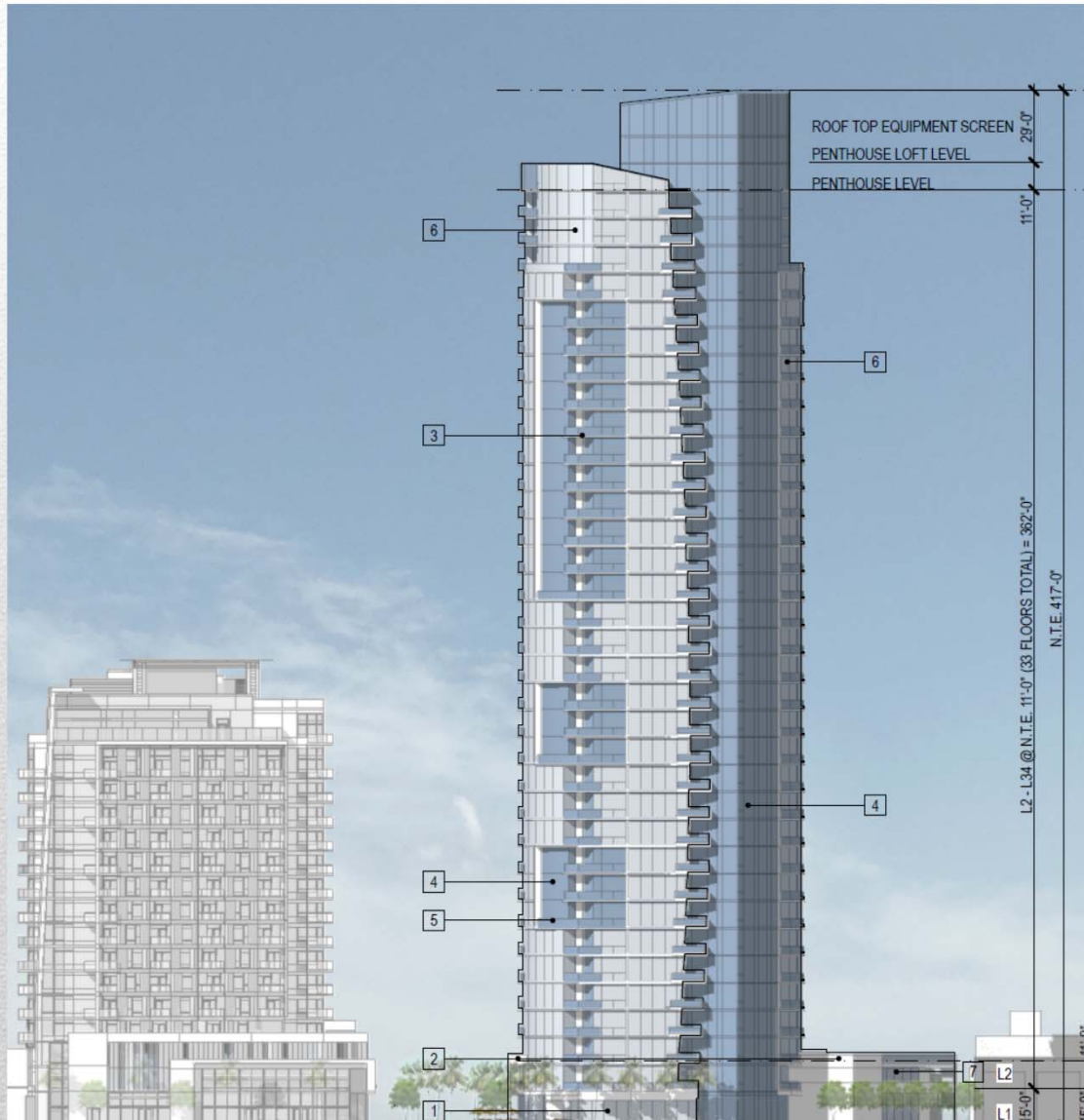
Project Amenities



- Common Open Space
 - Podium garden
 - Roof Deck
 - 8,300 square feet
- Common Indoor Open Space
 - Two community rooms
 - Two building lounges
 - 7,300 square feet
- 2,200 square-foot gym
- Roof Pool and Spa
- 93% of units have private balconies, in a range of sizes



Building Design



- Exterior Materials: Primary glass and glazing of varying shades; Concrete slabs
- Complementary to the architecture and materials of the West Tower
- No proposed changes from previous approval



Environmental

Previously-certified Environmental Impact Report (EIR) in 2006 and Supplemental EIR in 2007

Based on the project changes, Addendum to the previously certified Environmental Impact Report was prepared to evaluate the changes to the project.

Due to unit and square footage increase, updated traffic, noise, air quality, and greenhouse gas emissions studies were produced.

No new significant impacts not previously identified.



Recommendation

- Staff recommends that the Planning Commission approve:
 - Addendum to the previously certified Environmental Impact Report
 - Application Number 1512-25 for a Modification to a Site Plan Review to allow a 25-story mixed-use building with 315 residential units and 6,711 square feet of retail / residential space.

