



City Council

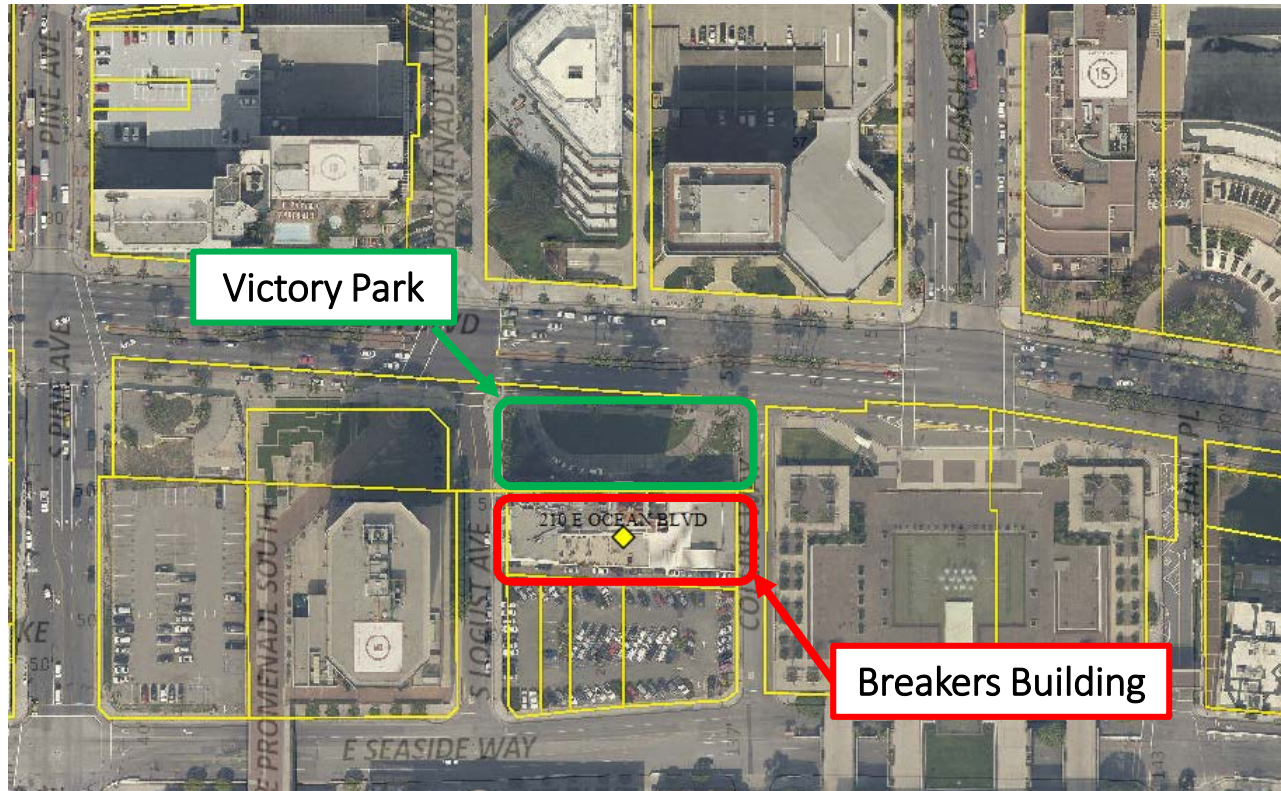
February 5, 2019

Breakers Hotel Project – 210 E. Ocean Boulevard

Approvals and Appeals

- Cultural Heritage Commission (CHC) Study Session held on April 9, 2018.
- Certificate of Appropriateness conditionally approved by CHC on August 13, 2018.
- Site Plan Review, Conditional Use Permit, and Local Coastal Development Permit conditionally approved by Planning Commission (PC) on November 15, 2018.
- Within the ten-day PC appeal period, three applications for appeal were filed by (1) David P. Denevan, (2) Jeremy Arnold, and (3) Danielle Wilson
 - Appeal topics include: Conflicts with the standards established under the Victory Park Design Guidelines, PD-6, and the Local Coastal Program (LCP), and that the project introduces environmental impacts.

Vicinity Map



- The project site is located at 210 East Ocean Boulevard.
- Zoning District:
Downtown Shoreline Planned Development District (PD-6)
- General Plan Designation:
Mixed Use (LUD 7)

Project Proposal

Site Plan Review:

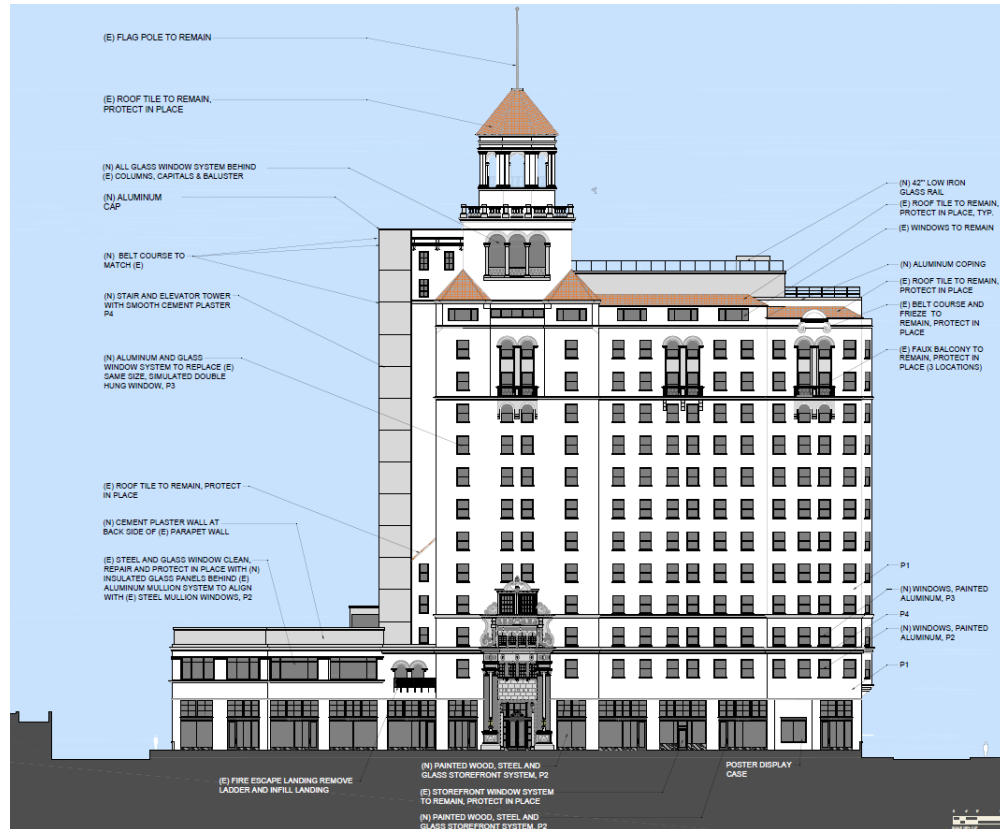
- 185 hotel rooms with food and beverage venues, banquet/meeting areas, and amenities
- Victory Park modifications and re-landscaping.
- Addition of enclosed stairwell/elevator
- Building Restoration
- Roof Modifications

Conditional Use Permit:

- Expansion of alcohol service to new food and beverage venues

Local Coastal Development Permit:

- All discretionary actions in the Coastal Zone



Existing Conditions



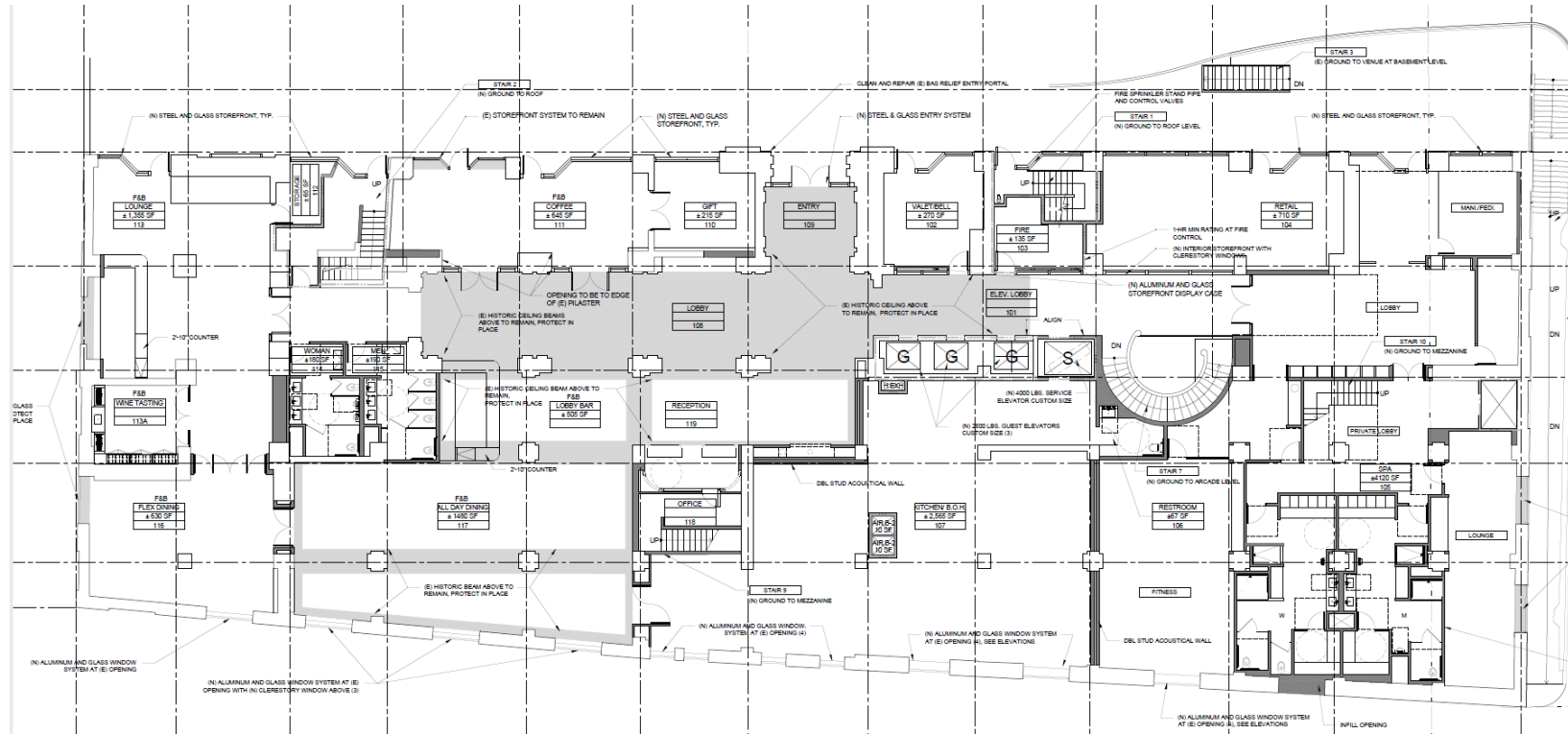
Existing Conditions



Parking

- Non-exclusive lease of 250 off-site parking spaces at the adjacent Long Beach Convention Center parking garage when space is available.
- Additional overflow parking of 150 spaces will be leased from the office building at 211 East Ocean Boulevard, which is directly north of the Breakers Hotel, across Ocean Boulevard.
- All off-site parking will be valet parking only.
- As an adaptive reuse project, new parking is not required. The provided leased parking is at a level similar to code-requirements for new buildings.

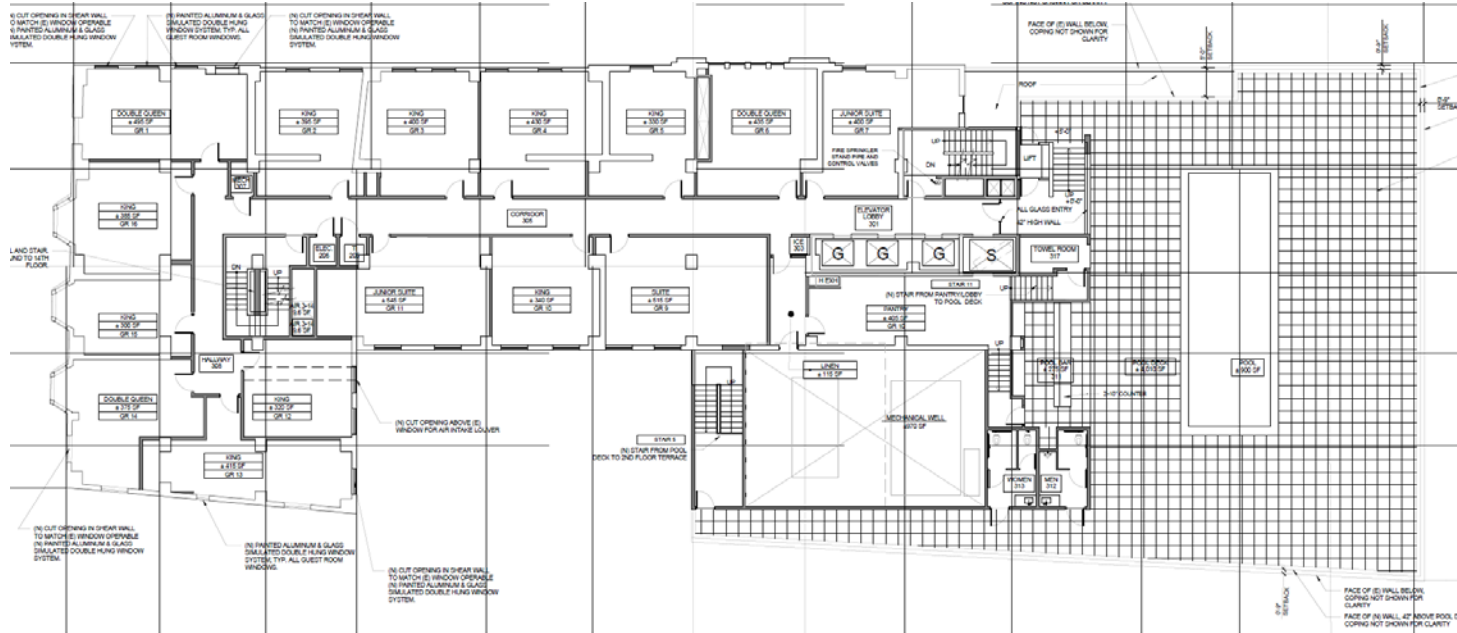
Project Proposal



Ground Floor:

- Lobby Area
- Retail Space
- Dining Areas
- Coffee Shop
- Lounge/Wine Bar
- Spa/Fitness Center

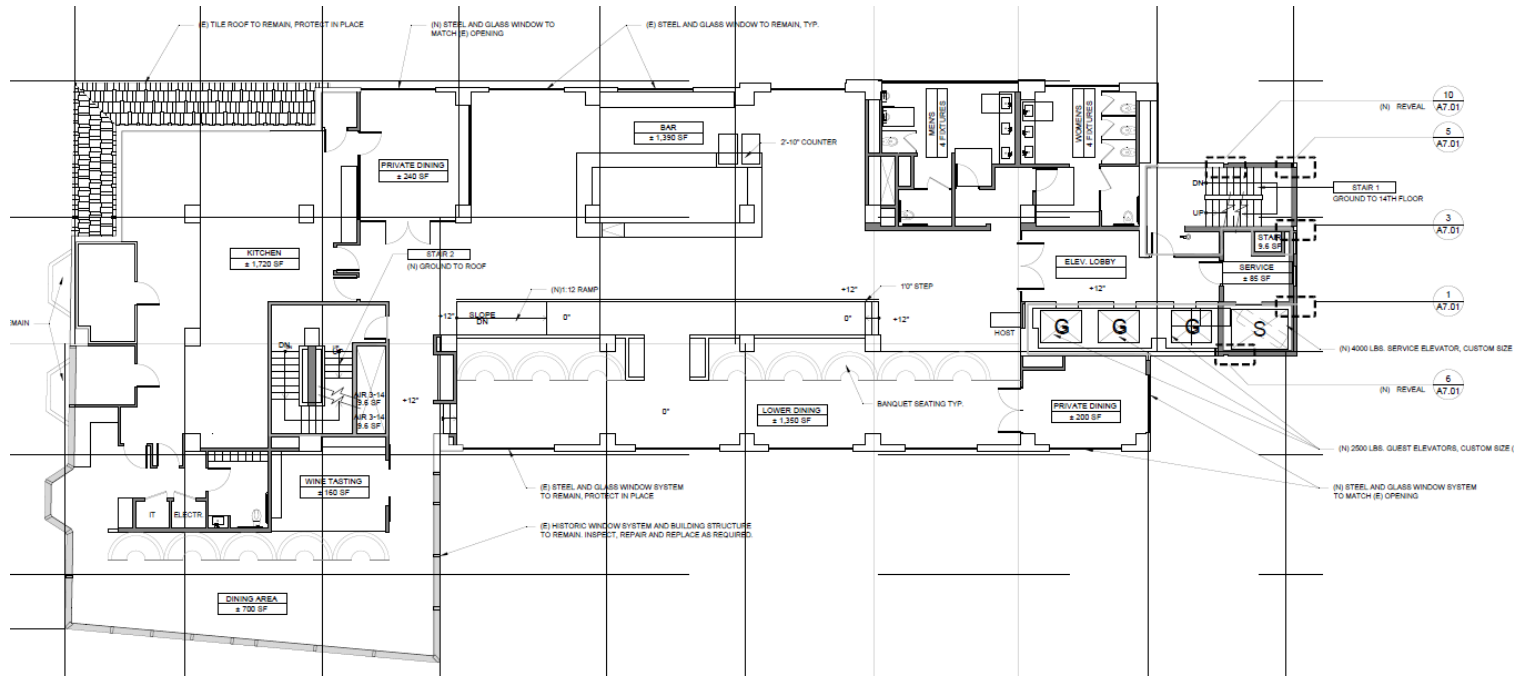
Project Proposal



3rd Floor:

- Guest Rooms
- Pool deck and pool bar

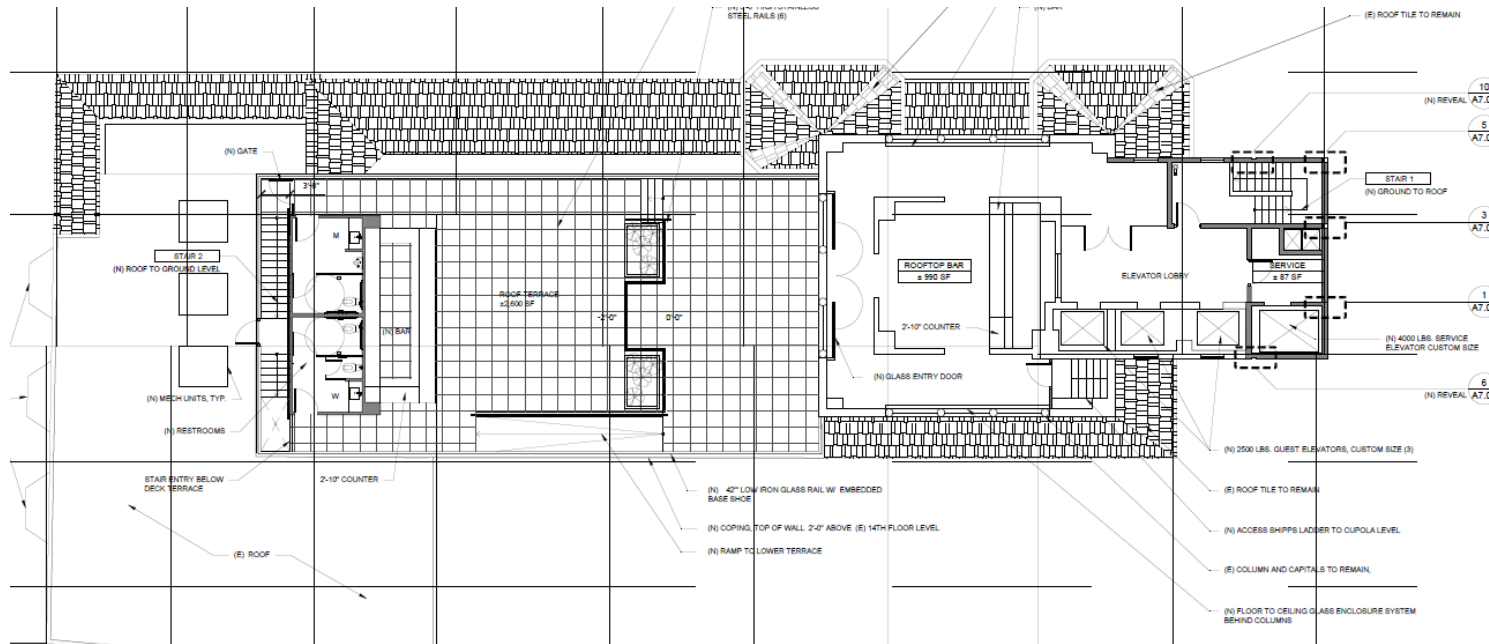
Project Proposal



13th Floor:

- Existing Sky Room Restaurant Renovations

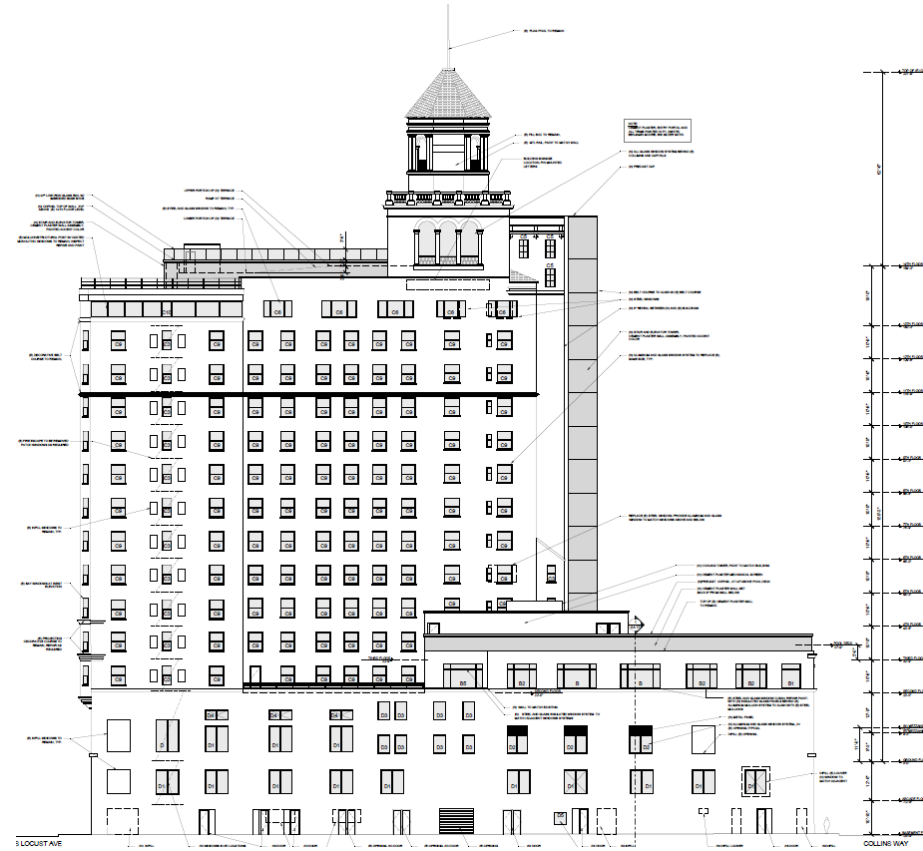
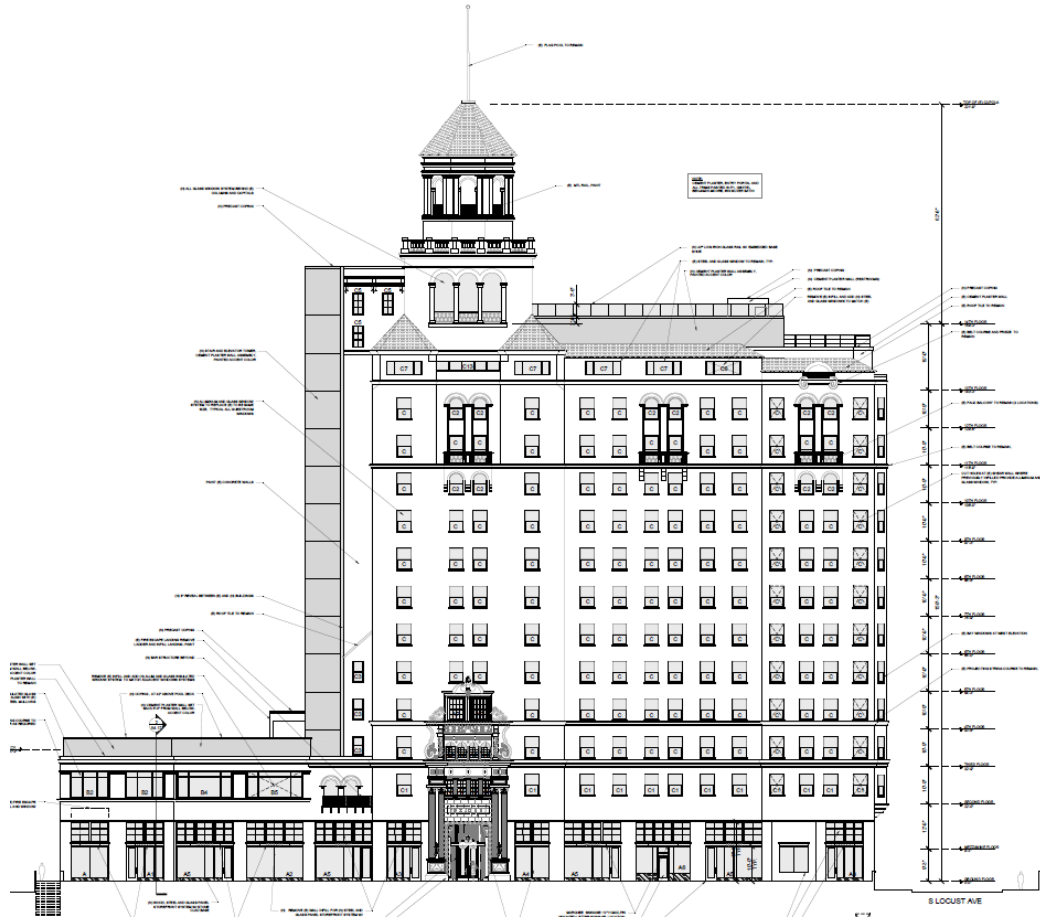
Project Proposal



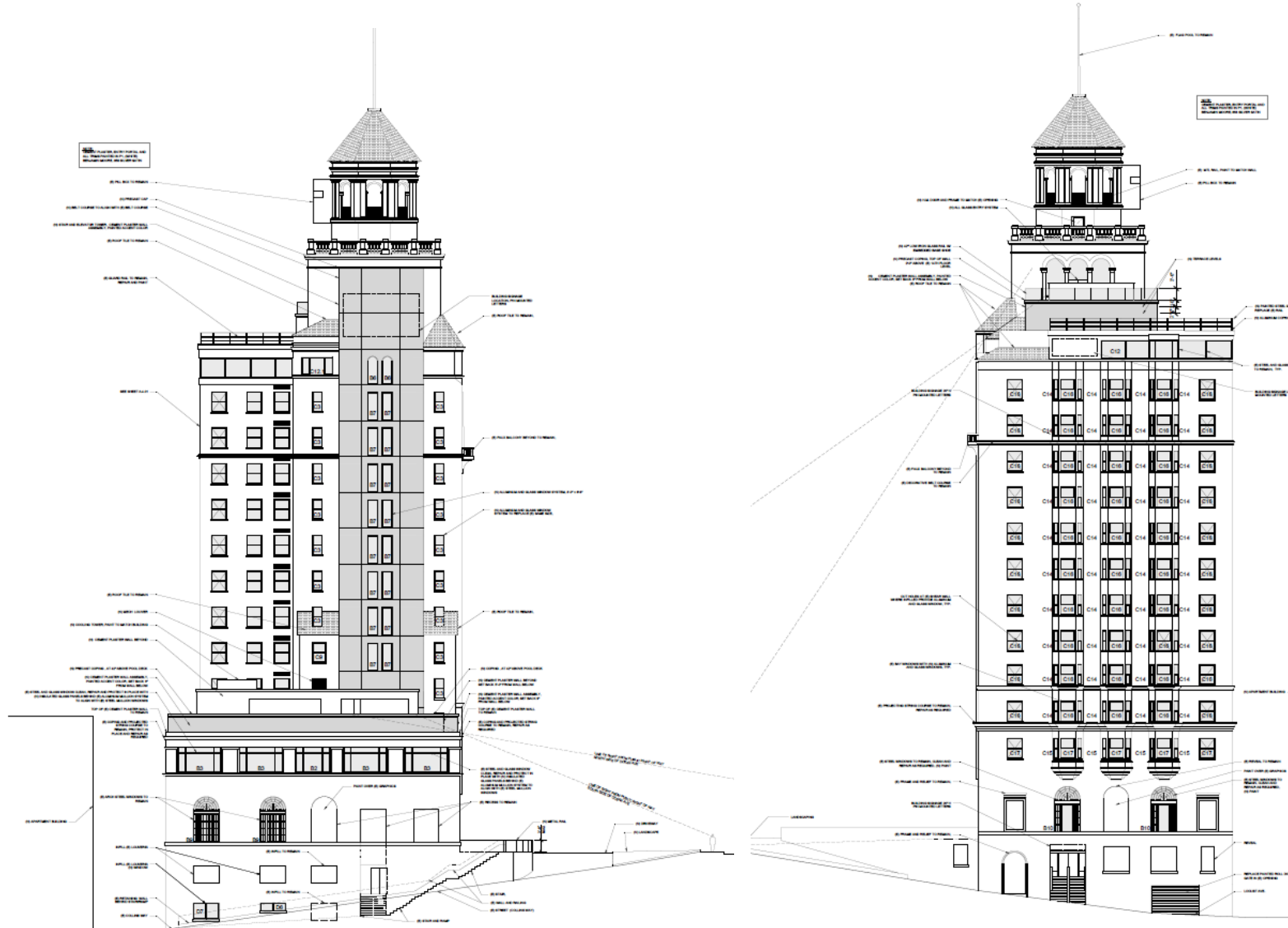
14th Floor/Rooftop:

- Existing Cielo Bar
- New Terrace

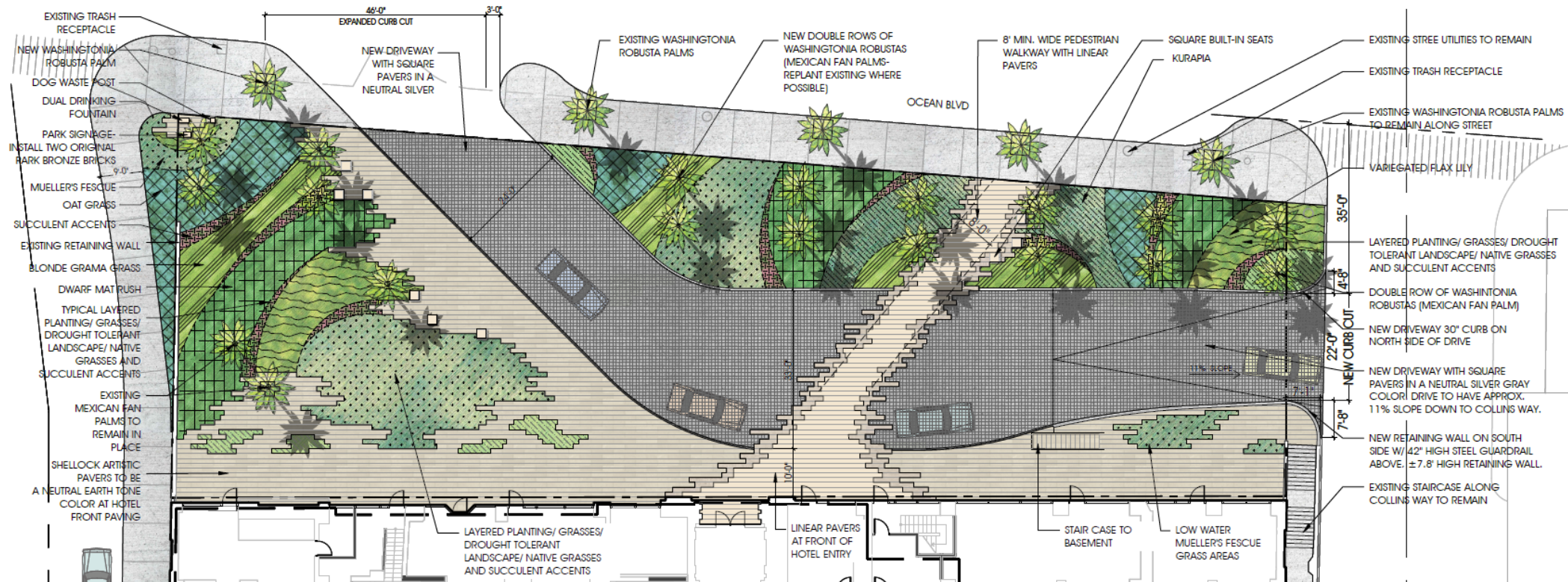
Elevations



Elevations



Victory Park



Responses to Appeals

- Supplemental analyses and responses were conducted subsequent to the filing of the applications for appeal. Additional areas of analysis include:
 - Traffic
 - Air Quality
 - Lower Cost Overnight Visitor Serving Accommodation Mitigation
- These supplementary materials and provided responses demonstrate that the proposed project would not result in an effect on the environment and would be consistent with all required findings.

Responses to Appeals

- The use of a CEQA Categorical Exemption was determined to be appropriate for the proposed project.
- The proposed Victory Park improvements would reduce pedestrian vehicle conflict and provide a drought-tolerant landscaping consistent with State standards.
- The proposed project entails the restoration of a landmark building consistent with the Secretary of the Interior's Standards for Rehabilitation.
- All required findings can be made in the affirmative for all requested entitlements.

Environmental

This project is eligible for a CEQA Categorical Exemption for the following Classes of Exemptions:

- Class 1 – Existing Facilities
- Class 3 - New construction or conversion of small structures
- Class 31 - Historical Resource Restoration/Rehabilitation
- Class 32 - In-Fill Development

Public Notice

Public hearing notices were distributed on January 15, 2019 for the appeal to City Council, in accordance with the requirements of Chapter 21.21 of the Long Beach Municipal Code.

Staff has received three letters of public correspondence and one phone call in response to the required appeal noticing.

Recommendation

- Receive the supporting documentation into the record, conclude the public hearing; consider appeals from David P. Denevan, Jeremy Arnold, and Danielle Wilson; accept Categorical Exemption CE-18-152; and,
- Uphold the Planning Commission's decision to approve a Site Plan Review (SPR18-033), Conditional Use Permit (CUP18-015), and Local Coastal Development Permit (LCDP18-022), to permit a change of use and renovation of The Breakers Hotel into a 185-room hotel with food and beverage venues (with onsite alcohol), banquet/meeting areas, and amenities, in the Coastal Zone at 210 East Ocean Boulevard in the Downtown Shoreline Planned Development District (PD-6) (Application No. 1806-19). (District 2)