



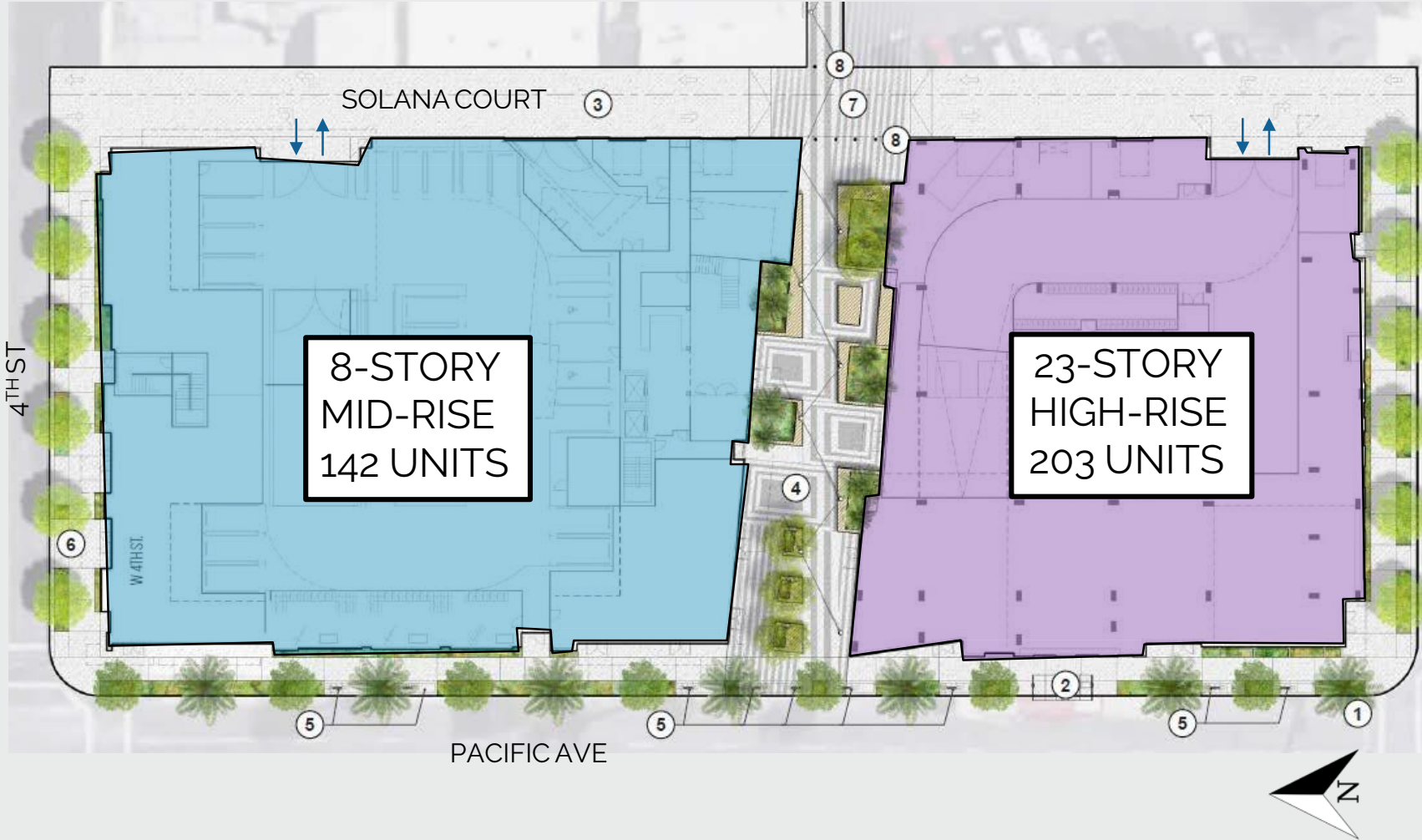
Public Hearing 131 West 3rd Street Appeal Application No: 1807-11

City Council meeting: November 12, 2019

Approvals and Appeals

- September 19, 2019: Planning Commission approved the project with conditions for Site Plan Review, Vesting Tentative Tract Map, and General Plan Conformity.
- September 27, 2019: One application for appeal was filed by Supporters Alliance for Environmental Responsibility.
- Appeal summary: The project introduces environmental impacts that were not considered in the PD-30 Program EIR, and that a tiered EIR must be prepared.

Project Proposal



Overall Project:

- 345 residential
- 14,481-square-feet of retail
- 563 parking spaces
- 128 bicycle parking spaces
- Public Paseo
- Tentative Tract Map
 - One ground lot
 - Six airspace lots
- Phased Construction

Project Renderings



Findings

- Site Plan Review

The project is consistent with the PD-30 development standards, which includes special design guidelines for mid-rise and tower buildings.

- Tentative Tract Map

The site is physically suitable for the project and the proposed tentative tract map is consistent with the general plan and applicable zoning.

- General Plan Conformance

The proposed public right-of-way vacations would be consistent with the Land Use and the Mobility Elements of the General Plan.

- CEQA

This project was analyzed as part of the previously-certified Downtown Plan Program Environmental Impact Report (PEIR). An EIR Addendum (EIRA-02-19) was prepared for this project.

Appellant

- An appeal of the Planning Commission's approval was filed by the Supporters Alliance for Environmental Responsibility.
- The appeal asserts that the project introduces environmental impacts that were not considered in the PD-30 Program EIR, and that a tiered EIR must be prepared.

Staff Response

- Supplemental responses were prepared subsequent to the filing of the application for appeal.
- These provided responses demonstrate that the proposed project would not result in an effect on the environment and would be consistent with all required findings.
- The Planning Commission and the project would not result in an effect on the environment and the project is consistent with all required findings.

Recommendation

Recommendation to receive supporting documentation into the record, conclude the public hearing, consider an appeal, and take the following actions:

- Adopt a resolution approving and certifying an EIR Addendum (EIRA-02-19) to the Downtown Plan Program EIR (SCH No. 2009071006),
- Uphold the Planning Commission's decision to approve a Site Plan Review (SPR 18-038) for a project consisting of 345 residential units in one mixed-use tower and one mid-rise, mixed-use building,
- Find the vacation of an existing named alley (Roble Way) and portions of Pacific Avenue in conformance with the General Plan, and
- Approve a Vesting Tentative Tract Map (TTM18-008) in the Downtown Plan (PD-30) Height Incentive Area.



Thank you

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