



# Appeal of Planning Commission's Approval on SPR 1610-22 for Broadway and Magnolia Apartments located at 500 West Broadway in the PD-30 (District 2)

Case No. 1610-22

July 18, 2017

City Council

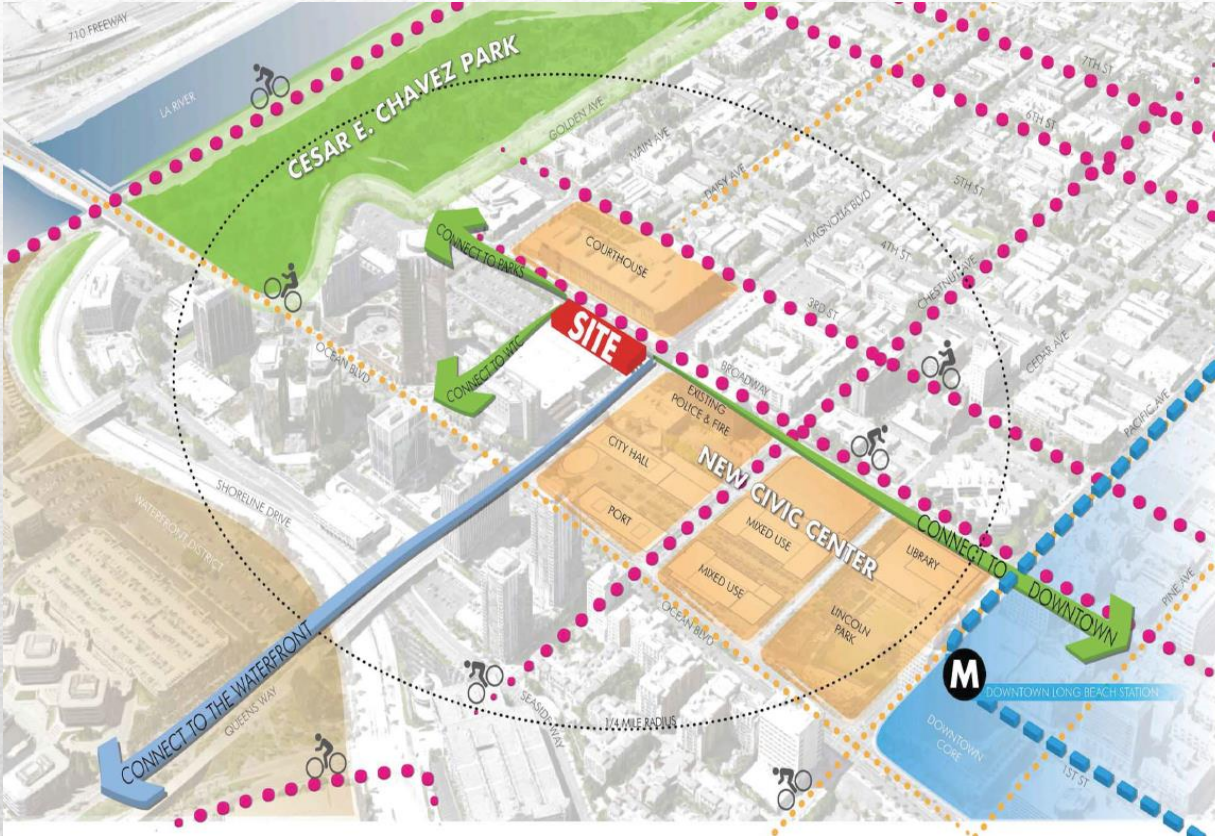
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**LONG BEACH**

# Vicinity Map

The project site is located at 500 W. Broadway, at the corner of Broadway and Magnolia.

Located within the PD-30 (Downtown Plan).

The surrounding land uses consist of the Governor George Deukmejian Courthouse to the north and the Courthouse parking structure to the south, the World Trade Center to the west and the Long Beach Public Safety Building to the east.



# Site Photos



# Adjacent Properties



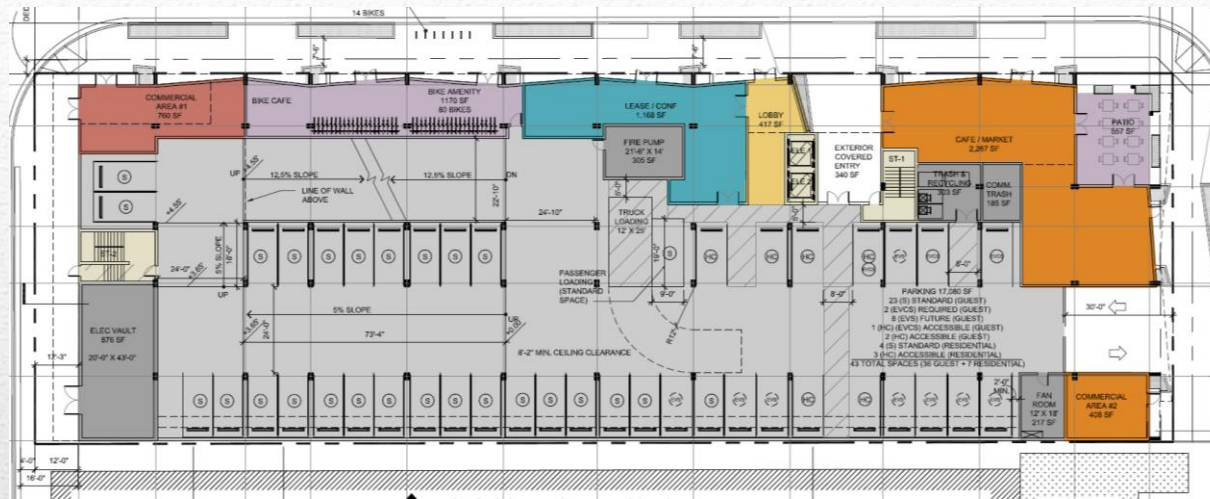
# Project Description



- The proposed project is a seven-story building with 142 residential units and 191 parking stalls. At its highest point it measures 84 feet from Magnolia Ave.
- Amenities include a pool, spa, fitness center, and community room.
- Project is providing 5,850 square feet of public open space directly accessible from the public right of way and 3,262 square feet of common open space at the podium and roof level.



# Site Plan



- Vehicle access is from Magnolia Ave.
- 191 parking stalls (165 standard, 19 compact, 7 accessible). Three-level garage (subterranean, ground and second floor).
- Pedestrian access is from Broadway Ave.
- Ground floor activation is required and accomplished by pedestrian oriented retail/restaurant uses with small outdoor at the rear abutting a pedestrian path.
- Landscaping is located on sidewalk, on 7<sup>th</sup> floor and exterior walls (ground floor to 4<sup>th</sup> floor).

# Discussion

- Exactly the type of high-quality project anticipated and encouraged under the Downtown Plan (PD-30).
- Advances the Housing Element Goal of providing housing production and specifically advances Policy 4.5 to “Encourage residential development along transit corridors, in the downtown and close to employment, transportation and activity centers; and encourage infill and mixed-use development in designated districts.”
- Provides 142 new units adjacent to bike share, bus and rail transit, major employers and community amenities.
- Continues major investment in downtown and expansion of the housing supply.



# Planning Commission

On May 4, 2017, the Planning Commission:

- Conducted a public hearing and approved, with conditions, a Site Plan Review for the construction of a seven-story, 142-unit, mixed-use residential development.
- Voted unanimously to approve:
  - Environmental Action.
  - SPR 1610-22 for Broadway and Magnolia Apartments located at 500 West Broadway in the PD-30. (District 2)

# Environmental

Previously-certified Downtown Plan Program Environmental Impact Report, which analyzed PD-30.

A modified Initial Study checklist was used to compare the project to the previously-certified Environmental Impact Report.

Project Specific Shade-Shadow, Air Quality, Greenhouse Gas, Noise and Traffic Studies were completed.

No new significant impacts not previously identified. The project is considered previously analyzed as part of the PD-30 adoption.

# Recommendation

Receive the supporting documentation into the record, conclude the public hearing, adopt a Resolution finding the project to be consistent with the Downtown Plan Programmatic Environmental Impact Report and subject to the Downtown Plan Mitigation Monitoring and Reporting Program and denying the appeal from Warren Blesofsky representing Long Beach Citizens for Fair Development; and,

Uphold the Planning Commission's decision to approve a Site Plan Review for the construction of a seven-story, 142-unit mixed-use residential development at 500 W. Broadway in the Downtown Planned Development District (PD-30). (District 2)