

# LONG BEACH REDEVELOPMENT AGENCY

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July 2, 2007

## REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach  
California

### RECOMMENDATION:

Approve Stage III Design Review Plans for the Lyon West Gateway Project with conditions. (Downtown – District 1)

### DISCUSSION

#### Background

On May 21, 2007, the Redevelopment Agency (Agency) approved and authorized the Executive Director to enter into a Disposition and Development Agreement (DDA) between the Agency and Lyon West Gateway, LLC (Developer) for the development of Site 11 in the West Gateway Project Area (Exhibit A – Site Map).

#### Project Plans

The Developer began design review in October of 2004 and received conditional Stage II Design Review approval from the Agency on March 14, 2005. Since Stage II approval was granted, the retail portion of the project has been shifted from Magnolia Avenue to Broadway and the number of units has increased from 265 to 291. The Developer presented its latest plans to the Agency Board in a Study Session on April 16, 2007 to receive comments on changes to its design. Staff is now able to recommend approval of the Stage III Design Plans with conditions (Exhibit B).

The Developer submitted plans to the Planning Bureau for Site Plan Review on April 26, 2007. The Developer will proceed through the Planning approval process to obtain the necessary project entitlements, which are yet to be scheduled for approval by the Planning Commission and City Council.

The Developer will construct 291 residential rental units. There will be 144 one-bedroom units at 715 square feet, 20 one-bedroom units with dens at 1,121 square feet, 115 two-bedroom units with dens ranging in size from 1,051 square feet to 1,144 square

*The mission of the Long Beach Redevelopment Agency is to enhance the quality of life by improving blighted areas of Long Beach, revitalizing neighborhoods, promoting economic development, creating jobs, providing affordable housing and encouraging citizen participation.*

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feet, and 12 two-bedroom townhouse units at 1,358 square feet. There will also be 15,580 square feet of first-floor retail space. The DDA contains a list of prohibited uses, but in addition, the Agency has the right to approve or disapprove the proposed initial tenants in the retail space.

The project has a total of 636 parking spaces, 136 of which will be available to the general public for guest and retail parking.

The development has a four-story contemporary wood-frame structure built over two levels of parking, with one level being subterranean and the upper level mostly at grade. All residences have a minimum of 9-foot ceiling heights.

Resident amenities include a fitness facility, media room, and club room on the plaza level. The interior of the project features a pool, a spa, a courtyard area with BBQs and outdoor seating, large planter areas, and extensive landscaping. Seventeen first-floor units along Third Street and Chestnut Avenue open to the street. All interior units open to a well-lighted walkway.

The exterior walls have brick veneer at the pedestrian level extending upward as appropriate to accent the architecture of the building. There are exterior walls finished in 20/30 stucco, which is a medium sand finish. The primary field colors are beige and putty, with light olive green and gray accents. There are also exterior walls finished with metal decking that is a light gray. Glass provides a special accent on Broadway at the Leasing Office entry.

The interior landscape plan generously uses palms and bamboos. The exterior plantings will follow a landscape plan provided by the Redevelopment Agency that features both deciduous and coniferous tree species and accent plantings at key exterior locations.

The leasing office has been designed with a double volume floor-to-ceiling window overlooking the main boulevard and the building pool area. It has an open space layout enveloped with glass all around the structure. With the glass as the major material used, it gives the space transparency and openness. The flooring materials are a combination of porcelain tiles, carpet and wood planks. The design depicts modern contemporary with the blend of materials, color, furniture and artwork.

The Long Beach Arts Council will review the public art for this project at a later date. Therefore, approval of these Stage III Design Plans must be conditioned on approval of the public art component. In addition, no sign plan was presented for the project. This is not uncommon since signage is generally dependent on the specific business tenants. Therefore, approval is also conditioned upon Redevelopment staff approval of signage applications as submitted to the City Planning and Building Department for approval. A material finish schedule is included with the design plans.

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SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



*PHW*  
PATRICK H. WEST  
EXECUTIVE DIRECTOR

PHW:CAB:CM:BEC

Attachments: Exhibit A – Site Map  
Exhibit B – Design Review Plans

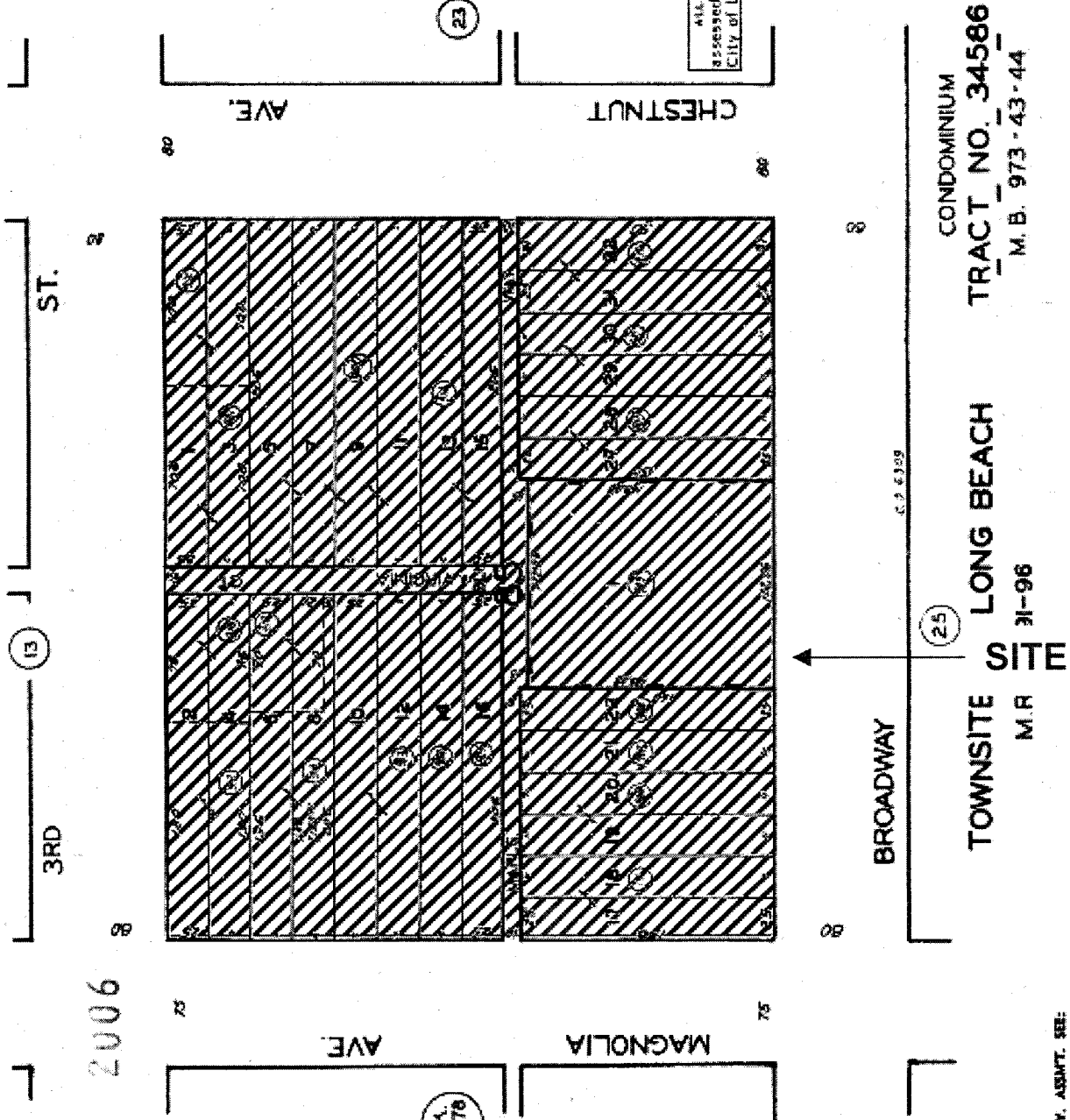
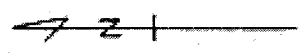
APPROVED:

  
GERALD R. MILLER  
CITY MANAGER

EXHIBIT A - SITE MAP

Assessor  
San Diego County  
2006-03-01  
2006-03-01  
2006-03-01  
2006-03-01  
2006-03-01  
2006-03-01  
2006-03-01  
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7280 24  
SCALE 1" = 60'



All \$10 parcels on this page  
accessed to Redevelopment Agency of the  
City of Long Beach, unless otherwise noted.

CODE  
5542

FOR FEE. ASSMT. SEE:  
7877-28

TOWNSITE M.R. 31-96  
SITE

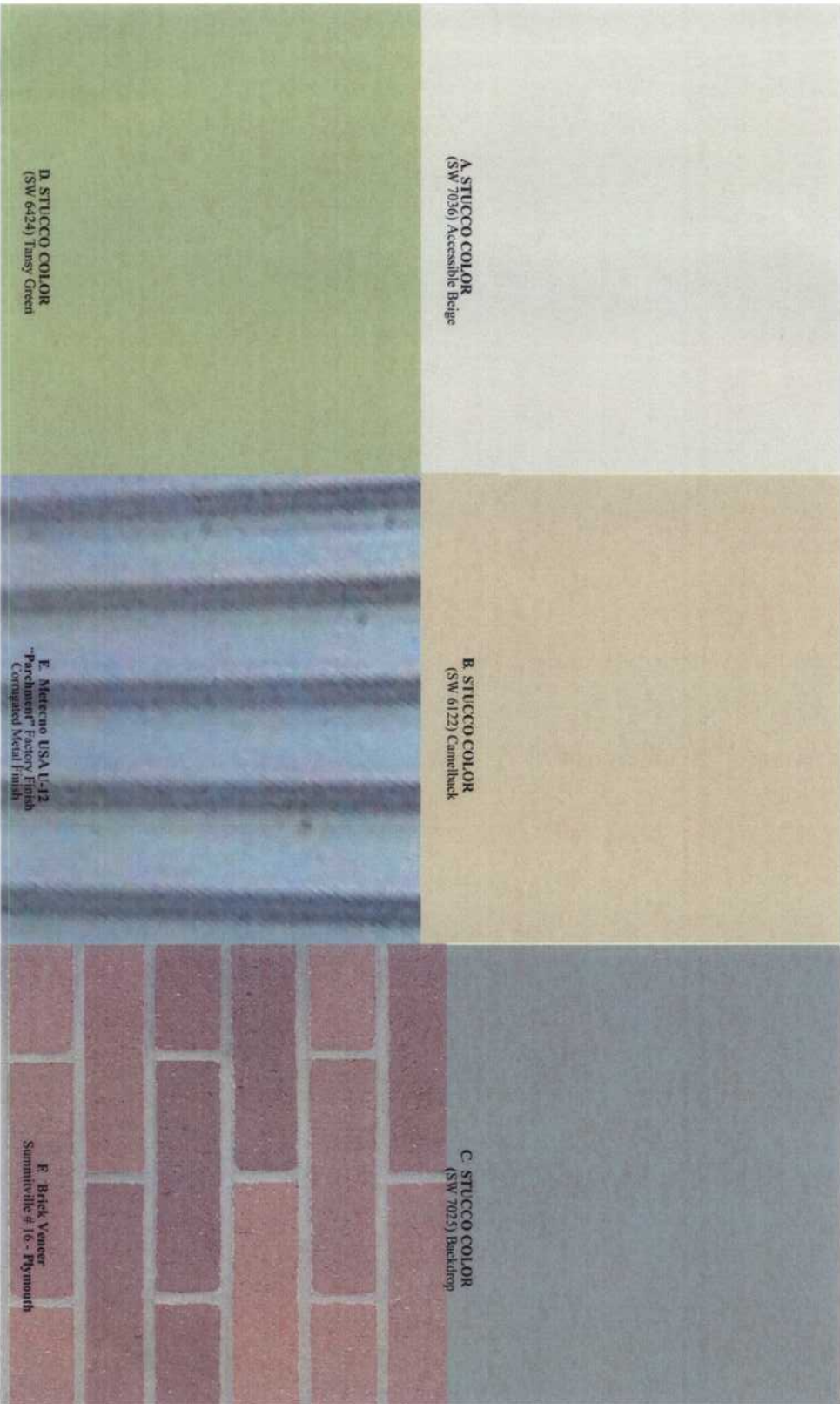
LONG BEACH  
CONDOMINIUM  
TRACT NO. 34586  
M.B. 973-43-44

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.



### COLOR/MATERIALS EXHIBIT

- NOTES:
- 1. STUCCO TO BE SMOOTH FINISH AT PEDESTRIAN LEVEL & MEDIUM SAND FINISH ABOVE
  - 2. STOREFRONT WINDOWS TO BE ALUMINUM
  - 3. RESIDENTIAL WINDOWS TO BE VINYL OR ALUMINUM



LYON REALTY ADVISORS, INC.



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long beach, california

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