



City Council

November 14, 2017

320 Alamitos Avenue (District 2)

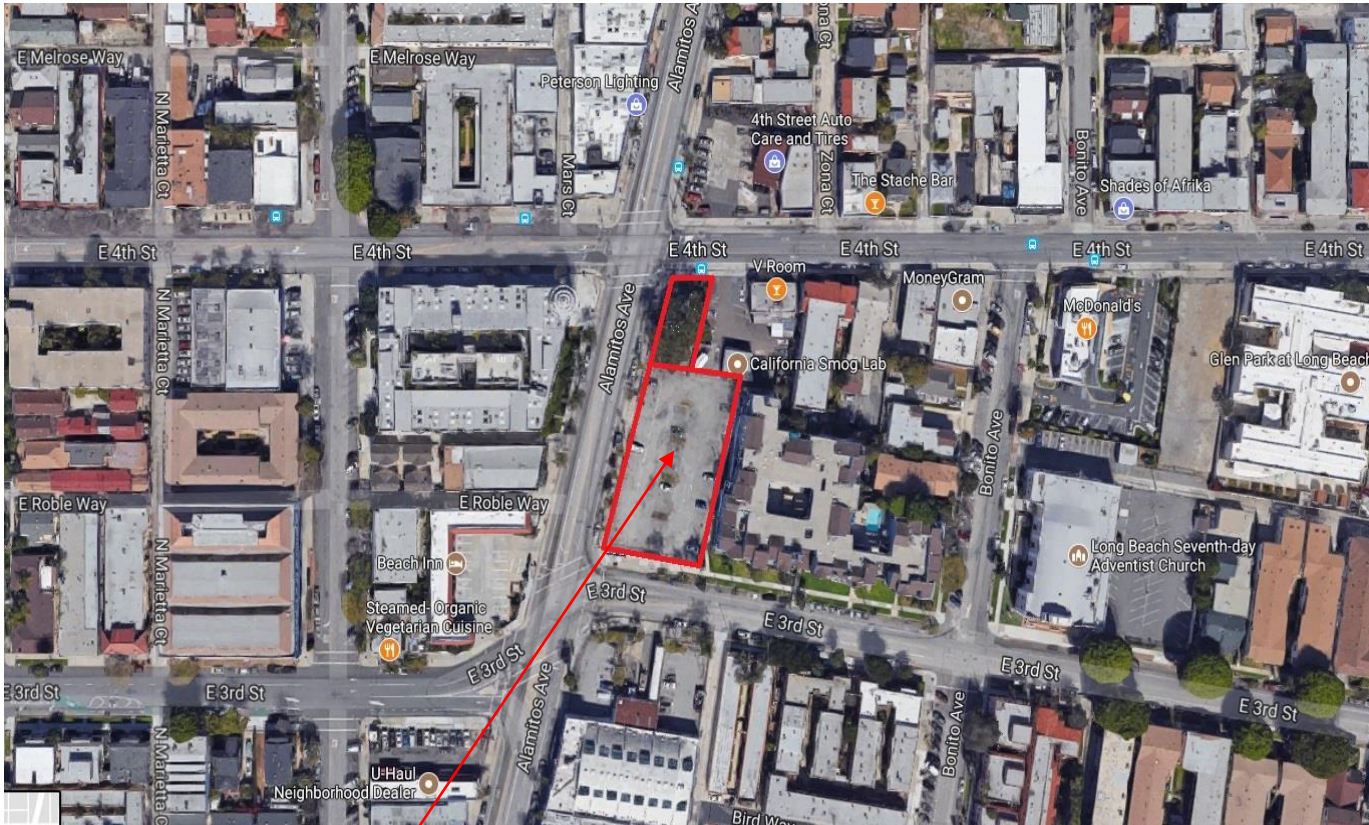
77-Unit Residential Development

Site Plan Review (SPR17-001) + Lot Merger (17-002)

Application No. 1701-32



Vicinity Map



0.59-acre project site

- Project site encompasses two parcels: 320 Alamos Avenue and 900 E. 4th Street.
- Located within Downtown Planned Development District (PD-30).
- Existing site improvements consist of a private surface parking lot containing approximately 50 stalls and a 672-square-foot billboard.
- Surrounding properties are improved with a mixture of commercial and residential uses.



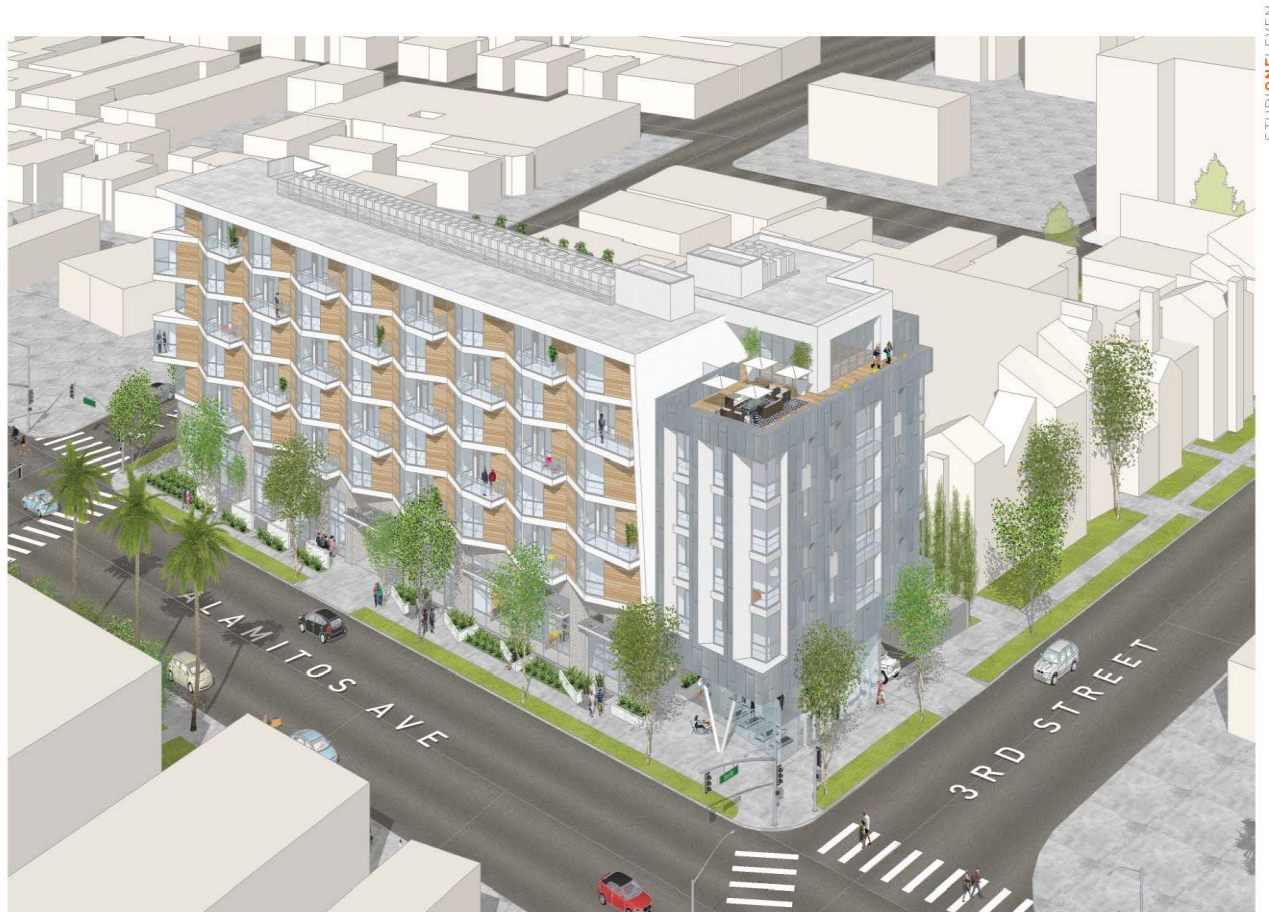
Current Site Conditions - Parking Lot



Current Site Conditions - Billboard



Project Description



- Seven-story residential building containing 77 apartment units and 105 parking stalls.
- Unit mix consists of ground floor lots and studios, one-bedroom and two-bedroom units on floors 3-7.
- Tenant amenities include two common outdoor open space areas, a rooftop community room, a fitness center, a bicycle kitchen, and storage areas.

DESIGN: AERIAL VIEW FROM 3RD AND ALAMITOS
300 ALAMITOS SITE PLAN REVIEW, long beach, ca
06/29/2017

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Site Plan

STUDIO **ONE** ELEVEN

DESIGN: SITE PLAN
320 ALAMITOS SITE PLAN REVIEW, long beach, ca
06.29.2017

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Architecture and Design



STUDIOEVEN

- Clean, contemporary aesthetic featuring a pedestrian-oriented ground floor and upper-floor facades consisting of wood-stained laminate panels, grey metal panels, floor-to-ceiling windows, and smooth stucco framing elements.
- Context-sensitive design with building mass and visual weight pushed to the site's three street frontages, away from neighboring uses.
- Sustainable design that utilizes a variety of green building strategies, including Title 24 + 20 percent energy efficiency.

DESIGN: VILW FROM BIRD AND ALAMITOS
320 ALAMITOS SITE PLAN REVIEW LONG BEACH, CA
6/28/2017

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Downtown Plan Consistency

- Development conforms to all applicable development standards; no Standards Variances are needed.
- Provides more vehicular and bicycle parking than required by code.
- Contributes to the development of a distinctive downtown skyline and provides additional housing supply in downtown, where services and transit options are most plentiful.
- Results in the removal of a billboard which has contributed to blighted conditions at the site.
- The Downtown Plan Program Environmental Impact Report (PEIR) was analyzed for potential project-related impacts that were not previously identified. The analysis found that no new effects would occur and no new mitigation measures would be required for the proposed project. All applicable PEIR mitigation measures will be enforced, as conditioned and identified in the PEIR analysis.



Planning Commission Action

On August 17, 2017, the Planning Commission conditionally approved the Site Plan Review and Lot Merger requests and found the project would not result in impacts not previously identified in the Downtown Plan's PEIR.

Appeals

Two qualifying Applications for Appeal were filed by (1) Bea Bea Jimenez, David White, Karin McGinley, Tino Haramis, Kazumi Hiromoto, and Tetsu Hashimoto; and (2) Warren Blesofsky (Long Beach Citizens for Fair Development). The appellants contend that the project conflicts with the standards and guidelines of the Downtown Plan and that the project introduces environmental impacts that were not identified in the Downtown Plan's PEIR.

Recommendation

Uphold the Planning Commission's decision to conditionally approve the project entitlements and adopt a Resolution finding the project consistent with the Downtown Plan's PEIR, subject to its Mitigation Monitoring and Reporting Program.

