



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th Floor

Long Beach, CA 90802

(562) 570-6194

FAX (562) 570-6068

October 4, 2018

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Determine that the project is within the scope of the project previously analyzed as part of the Downtown Plan Program Environmental Impact Report (State Clearinghouse No. 2009071006) and warrants no further environmental review pursuant to CEQA Guidelines Section 15162; and

Approve Site Plan Review (SPR18-009) and Vesting Tentative Tract Map (TTM18-006) to construct a mixed-use building containing a total of 189 residential units, 10,000 square feet of retail/flex space, 257 parking stalls and a Vesting Tentative Tract Map to merge six (6) lots into one and then subdivide the one lot into five (5) airspace lots on approximately 38,422 square feet of site area currently developed with a surface parking lot. The subject site is located at 127-135 East Broadway in the Downtown Planned Development District (PD-30) Height Incentive Area. (District 2)

APPLICANT: Raintree Partners
c/o Richard W. Price
28202 Cabot Road, Suite #300
Laguna Niguel, CA 92677
(Application No. 1802-17)

DISCUSSION

Project Site

The Raintree project branded as the Inkwel (Project) is located along the north end of The Promenade North, a pedestrian thoroughfare, that is in the Height Incentive Area of the Downtown Planned Development District (PD-30) (Exhibit A- Location Map). The project site consists of six abutting properties generally located at the northwest corner of Broadway and The Promenade North. The Project will redevelop the site as a single parcel with an eight-story building, and three levels of subterranean parking. The surrounding area is developed with a range of commercial-retail and residential uses as detailed in Table 1.

Table 1: Adjacent Uses

DIRECTION	PARCEL NUMBER	ADDRESS	LAND USE
NORTH	7420-020-028	245 The Promenade North	Mark Schneider Fine Jewelry
EAST	7420-019-019-021 7420-019-011 7420-019-010 7420-019-900 & 903	201-207 E. Broadway 210 The Promenade N 216-218 The Promenade N 220 The Promenade N	Mixed Uses Insurance Exchange Building, Barker Brothers Annex Building Mixed Uses
SOUTH	Multiple	150 E. Broadway	Mixed Use Retail and Multi-Family Residential (Condominiums)
WEST	7420-020-018	200 Pine Ave.	Parking facility for adjacent high-rise office building

There are several transportation modes, including Long Beach Transit and the Los Angeles County Metropolitan Transit Authority's Metro Blue Line, within distance of the Project. Designated bicycle paths are located adjacent to the project along Broadway to the south and north of the project along East 3rd street. The Promenade North along the eastern property line is a developed pedestrian paseo which connects 3rd Street, south to the Long Beach shoreline.

The project site was previously developed with several buildings including the historically landmarked Barker Brothers furniture store which was demolished in 1994. The project site is currently void of any buildings and is used as a surface parking lot.

Table 2: Project Site

PARCEL NUMBER	ADDRESS	SIZE (SQ. FT.)	PRESENT USE
7280-020-902	127 E. Broadway	7,152	All properties are utilized as a surface parking lot, A portion is designated for the adjacent Insurance Exchange building the remainder is paid public parking
7280-020-903	135 E. Broadway	2,287	
7280-020-911	139 E. Broadway	5,577	
7280-020-910	219 Promenade	8,016	
7280-020-909	225 Promenade	8,061	
7280-020-908	239 Promenade	7,329	

Project Description

The project will contain a total of 189 rental apartment units, 10,000 square feet of retail/flex space, and 257 parking stalls (Exhibit B – Project Plans). The 8-story building has a maximum building height of 93'-2" where a maximum height of 240' is permitted without incentives. All residential units on levels 2-8 are accessed by an interior corridor. The generally U-shaped building exhibits contemporary, modern architecture utilizing a variety of materials. There are common open space areas (both interior and exterior) located on the first, second, and third floors as well as the roof deck; all of which are available to the residential tenants.

Table 3: Residential Project Characteristics

TYPE OF UNIT	NUMBER	FLOOR AREA RANGE (S.F.)	PRIVATE OPEN SPACE AREA RANGE (S.F.)
Studio	28	470-580	99 units (52% of all units) have private open space in the form of balconies or patios, ranging between 44 S.F. to 232 S.F. of area.
1 Bed/1Bath	98	600-836	
1Bed, Den/1 Bath	8	727-907	
2 Bed/1 Bath	1	862	
2 Bed/2 Bath	51	916-1,221	
3 Bed/2 Bath	3	1,080	

The Project includes a range of unit types and sizes as detailed in Table 3. The project mix of units includes 14.8 percent or 28 units under 600 square feet (but above 450 square feet) does not exceed the established 15-percent allowance as noted in the Downtown Plan (PD-30). According to the developer, the units that are less than 600 square feet of floor area will have high quality finishes, including stainless steel appliances, quartz countertops, and solid-surface, vinyl-plank flooring. Closet organizers will be provided in addition to extra deep closet space. In addition, 40 percent of the studios have balconies ranging between 50-85 square feet in area, where a minimum of 36 square feet is required for private open space. Tenants within these units will have full access to all project open space and amenity areas. For these reasons the Site Plan Review Committee found the provision of undersized units acceptable. The unit mix (including three-bedroom option) and size of units aims to provide a variety of housing units types and sizes to promote a more balanced community in compliance with both the guiding principles and standards of the Downtown Plan. Furthermore, this is consistent with General Plan Housing Element Policy 4.2 which encourages rental opportunities that accommodate the house needs of all socioeconomic segments, including large families.

Private open space areas in the form of balconies and patios measuring 44 to 232 square feet in size are provided for 52.3 percent of the Project's residential units. Common outdoor open space for the Project totals 9,547 square feet—equal to approximately 25 percent of Project lot size (minimum of 20 percent required)—and is located on floors two and eight. Amenities include a sunning lawn, fireside lounge, a spa/pool, demonstration kitchen, and numerous seating/lounging areas. Common indoor amenity areas total 7,245 square feet and include a co-working area, pet spa, bike kitchen, and fitness room.

All parking for the Project is located on-site within an enclosed parking garage integrated into the building. Access to the basement garage and the street level parking will come from the alley, Tribune Court. A total of 257 parking stalls are proposed (not including 29 stalls in a tandem configuration). This parking proposed includes 20 replacement parking spaces required for the development at 207 E. Broadway (Insurance Exchange building). The Insurance Exchange parking will be assigned parking a row of parking stalls within the lowest level of the parking structure. As conditioned parking stalls for the Insurance

Exchange building will be clearly designated through signage. A secure bicycle parking room is located on Level One and will provide space for 40 bicycles, adjacent to the Bike Kitchen.

Another feature is the proposed pedestrian access through the ground level of the parking structure between Tribune Court and The Promenade North. This walkway's linking to The Promenade North allows for the connection southward through downtown eventually to the Long Beach shoreline. This will be a secure pedestrian access walkway a minimum of six (6) feet in width, delineated with different colored block, and both recessed and portal lighting. Landscaped planters are proposed midway through the walkway as well as each end. Directional signage will also be installed to aid pedestrians.

Table 4: Parking

USE	MINIMUM PARKING		PARKING PROVIDED
189 Residential Units	1 space per unit or 189 spaces		189 independently accessible parking stalls (29 additional stalls in tandem)
	1 guest parking space per 4 units or 48 spaces ^A		
10,000 square feet of commercial retail, restaurants, bars	6,000 SF	Exempt	48
	4,000 SF	1 space per 1,000 SF or 4 spaces ^A	
Replacement Parking for Insurance Exchange Building ^B	20		20
TOTAL	257		257 independently accessible spaces (286 total)

^A Half of the required guest parking can be shared with commercial uses.
^B As a condition of the purchase agreement with the Successor Agency; the applicant must provide 20 permanent off-street parking spaces for the development at 207 E. Broadway.

Vesting Tentative Tract Map

As noted above, there are six existing lots which make up the project site (Reference Table 2). The Applicant, through the Map process, is proposing to assemble the six lots into a single ground lot and create five airspace lots. The airspace lots facilitate separate ownership of the residential portions of the building from the commercial area of the building (Exhibit C – Vesting Tentative Tract Map). The proposed residential units will remain rental units.

Table 4: Subject Properties

PROPOSED LOT NUMBER	PROPOSED USE OF LOT	GENERAL LOCATION OF PROPOSED LOTS
Lot #1	Master Lot	Ground
Lot #2—Airspace	Residential Units	Levels 1 and 3-8
Lot #3—Airspace	Retail Space	Levels 2 & 3
Lot #4—Airspace	Residential Parking	Levels 1, P1, P2 & P3
Lot #5—Airspace	Retail Parking	Level 1

Additionally, the Tentative Tract map shows a twenty-five (25) foot dedication along the Promenade North. It is anticipated that this area will be developed as open space with hardscape and amenities such as tables and benches that are focused on the pedestrian experience. The proposed improvements are within the public right-of-way are not subject to approval of the Planning Commission as they will be within the public right-of-way. Furthermore, this area may be used by adjacent retail/flex space uses, as outdoor dining.

Along the western boundary of the project, the named alley Tribune Court, will be widened between four (4) to six (6) feet. This increased width will facilitate a change from currently a one-way alley to a two-way alley. This widening is instrumental in providing access to the parking facilities for both the residential units and retail/flex spaces.

The Project is consistent with the zoning and development standards of PD-30 (Exhibit F – Findings). The Project area is currently located in General Plan Land Use District No. 7 – Mixed Use District. This district allows for large mixed-use projects with the goal of creating vital urban activity centers, blending compatible land uses such as multi-family residential and commercial/retail uses. The pending land use designation of the subject property is described as Place Type DT, Downtown in the Updated Land Use Element of the General Plan. The Project is consistent with this designation, and is in conformance with the General Plan.

The proposed eight (8) story building is U-shaped and faces public rights of way along three (3) sides. A variety of angular features, architectural pop outs and color use delineate the living spaces and private open spaces on floors two (2) and above. Private open spaces in the form of balconies are angled along The North Promenade elevation and enclosed with either metal or translucent barriers. The first floor retail portion of the building is highlighted with a glass storefront system, each space surrounded with a chestnut color; signage for the retail spaces is individual channel letter. All elevations highlight a variety of finishes, including wood grain tile/veneer and sand finish stucco and an assortment of colors along the gray and brown spectrums. An architectural element in the form of a corner tower is featured at the southeast corner of the building at the intersection of The Promenade North and East Broadway. Mural walls are proposed for the ground level walls along the west elevation which faces Tribune Court.

A number of off-site improvements are required by code and conditions of approval to support this project. These include a dedication along the alley (Tribune Court) and ADA accessibility along all Project-adjacent rights-of-way, new curb returns at alley-street intersections and new parkways and street trees along all Project-adjacent rights-of-way.

Additionally, an easement shall be required to be provided for use of the pedestrian path of travel provided through the building to the alley from dusk to dawn.

The Downtown Plan requires Site Plan Review for projects involving the construction of one or more new dwelling units. Those projects consisting of 50 or more new units are also required to participate in the Conceptual Site Plan Review process. The Project's 2017 conceptual review was followed by submittal for the subject entitlements in February 2018. Project design has evolved from the initial submittal to achieve a more harmonious relationship with surrounding uses, integration of a midblock crossing, enhanced corner orientation, and a more refined design (Exhibit D – Findings of Approval and Exhibit E – Conditions of Approval).

The Project site consists of six separate lots which through the Vesting Tentative Tract No. 82115 will be consolidated to create a master lot with four airspace lots. The airspace lots facilitate separate ownership of the residential portions of the building from the commercial area of the building. The individual residential units will remain rental units. The proposed subdivision supports the orderly configuration of the site (Exhibit D- Findings of Approval and Exhibit E - Conditions of Approval).

PUBLIC HEARING NOTICE

A total of 1,471 notices of public hearing were distributed by mail on September 17, 2018, in accordance with the requirements of Chapter 21.21 of the Zoning Regulations. As of the date of preparation of this report, 19 public comment letters in support of this project were received (Exhibit F- Public Comment Letters).

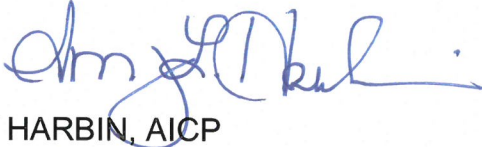
ENVIRONMENTAL REVIEW

Pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, the Project was analyzed as part of the previously certified Downtown Plan Program Environmental Impact Report (State Clearinghouse No. 2009071006). An Environmental Compliance Checklist prepared for the Project determined that the Project will not result in any new significant impacts not already analyzed in the Downtown Plan Program EIR (Exhibit F – Environmental Compliance Checklist).

Respectfully submitted,



NICK VASUTHASAWAT
PLANNER



AMY HARBIN, AICP
PLANNER

CHAIR AND PLANNING COMMISSIONERS

October 4, 2018

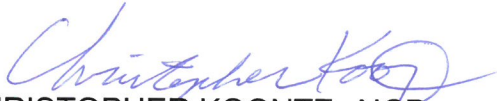
Page 7 of 7



ALEXIS OROPEZA
PLANNER



CARRIE TAI, AICP
CURRENT PLANNING OFFICER



CHRISTOPHER KOONTZ, AICP
PLANNING MANAGER



LINDA TATUM, FAICP
DIRECTOR OF DEVELOPMENT SERVICES

LT:CK:CT:ao:nv:ah

Attachments:

- Exhibit A – Location Map
- Exhibit B – Project Plans
- Exhibit C – Vesting Tentative Tract Map
- Exhibit D – Findings of Approval
- Exhibit E – Conditions of Approval
- Exhibit F – Public Comment Letter
- Exhibit G – Environmental Compliance Checklist