



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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Long Beach, CA 90802

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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 (SPR18-018) and Vesting Tentative Tract Map (TTM-18-007) to construct an eight-story building containing a total of 218 residential units, 7,292 square feet of retail-commercial floor area, and 312 parking stalls on approximately 44,870 square-foot site currently developed with surface parking lots and subdivision to create four categories of separate ownership air space located at 125 Long Beach Boulevard in the Downtown Planned Development District (PD-30) Height Incentive Area. (District 2)

APPLICANT: Raintree-Evergreen LLC  
c/o Richard Price  
28202 Cabot Road, Suite 300  
Long Beach, CA 92677  
(Application No. 1803-21)

## DISCUSSION

### Project Site

The Aster Project at 125 Long Beach Boulevard (Project) will improve the existing interim parking lots comprised of four individual parcels, 44,875 square feet of lot area. The Project is located in the Height Incentive Area of the Downtown Planned Development District (PD-30) (Exhibit A – Location Map). The previous uses occupying the site was a hotel and Greyhound bus station.

The Project site is bounded by Broadway to the north, Waite Court (alley) to the west, Alta Way (alley) to the south, and Long Beach Boulevard to the east. Adjacent uses to the site include the 12-story Pacific Tower mixed-use (commercial/residential) and the three-story American Hotel mixed-use (office/residential) landmark buildings along Broadway, the two-story office building across Long Beach Boulevard, the five-story

mixed-use (commercial/residential) building across Waite Court, and a surface parking lot across Alta Way, a portion of which has been approved for the development of a hotel.

### Project Description

The Project will contain a total of 218 residential units, 7,292 square feet of ground floor retail-commercial floor area, and 312 independently accessible parking stalls also configured as 326 tandem parking stalls (Exhibit B – Project Plans). Vehicle access to the garage will be off of Waite Court. Pedestrian access into the parking lot will be off of Broadway. The site will have multi-modal transportation options to get to the site by way of traditional private vehicle, light rail, bus, and bicycle. The First Street Station for the Metro Blue Line Project is across the street along Long Beach Boulevard from the Los Angeles County Metropolitan Transit Authority's Metro Blue Line. There are multiple bus stops located along Long Beach Boulevard, Broadway, and First Street. Lastly, there is a one-way east bound bicycle lane located on the northside of Broadway.

The parking for the Project is located on-site within fully enclosed garage integrated into the building. The Project will require 283 parking stalls for the site. A total of 312 independently accessible parking stalls will be provided for a ratio of 1.4 parking stalls per unit. The Project will have surplus parking provided in the tandem arrangement which will account for a total of 326 parking stalls providing for a ratio of 1.5 parking stalls per unit. The Project site will also have contractual obligations to provide 10-parking stalls for the use of the Psychic Temple business operating in the American Hotel Landmark building adjacent to the west. The 10-parking stalls has been accounted for in the Project's required parking calculation however specific locations are still to be determined prior to issuance of a building permit as provided as a condition of approval for the project. A secure bicycle parking room will be located on the second-floor parking level and will provide 44 spaces as required by code. No new curb-cuts are proposed with the Project and the two-existing curb-cuts along Long Beach Boulevard will be abandoned and replaced with a full height curb, gutter, and repaired sidewalk.

The proposed building will have zero to 2-foot setbacks along Broadway, 6-inch setbacks along Long Beach Boulevard, 12'-4" setbacks to alley centerline along Waite Court, 10-foot to alley centerline along Alta Way. The eight-story, 87'-2" project will contain two subterranean parking levels and two levels above grade. The parking garage will also consist of 44 bicycle parking stalls and 55 storage units. Wrapping the parking area at grade are lobby/leasing/co-working spaces along Long Beach Boulevard and commercial store fronts along Broadway. The building's lobby along Long Beach Boulevard will remain the primary entry, highly celebrated with the C-Form framing Projection supported by angled concrete forms and designed to create an activated "front entry" that wraps around the corner. The façade along Broadway will incorporate high level of transparency with the double-height store front system's as required by code.

The third/podium level features residential units and the Project's primary outdoor open space, 11,600-square-foot, open-to-the-sky courtyard outfitted with a swimming pool, spa, barbecue area, and lounge seating amenities. Orientated near the center of the development and stretching to the southwest corner, the outdoor open space will be

private and have overlooking views onto the alley. The 749-square-foot rooftop lounge will have views overlooking Long Beach Boulevard. Floors three through eight consist entirely of units lining the entire building frontages and framing the courtyard.

The City’s Housing Element which assesses the City’s housing needs of the community calls for a need to provide a diversity of housing stocks which are derived from new developments. As such, the Project proposed unit mix will consist of studios (32), one-bedroom units (123), two-bedroom units (58) and three-bedroom units (5) ranging in size from 470 square feet to 1,700 square feet. The Project’s 14-percent allotment of units under 600 square feet (but above 450 square feet) is consistent with the 15-percent allowance for such units imposed by the Downtown Plan. The Site Plan Review Committee found that these units, are both livable and desirable given their occupants have priority provisions to additional on-site storage units, larger storage closets, additional shelving in the bathrooms, closet organizers, larger windows for more natural light, and luxury vinyl plank flooring over carpets.

Private open space areas in the form of balconies and patios measuring 36 to 111 square feet in size are provided for 50 percent of the Project’s residential units. Common outdoor open space for the Project totals 7,285 square feet—equal to 28 percent of Project lot size—and is located on floors three and eight. Common indoor amenity areas total 2,434 square feet and include a community room and fitness room.

The Project will include a tentative tract map which will rearrange the four parcels into four separate ownership categories broken down in the table below and illustrated in the exhibit attached (Exhibit C – Vesting Tentative Tract Map).

**Table 1: Vesting Tentative Tract Map 82155**

PARCELS/LOTS	DESCRIPTION	LOCATION
Lot 1	Ground Lot- Master Lot	Level 1
Lot 2	Airspace- Residential Units	Level 1-8
Lot 3	Airspace- Retail Space	Level 1,2
Lot 4	Airspace- Parking	Level 1, P1, P2

The Project is consistent with the zoning and development standards of PD-30 and subdivision requirements of Title 20 of the Long Beach Municipal Code (Exhibit D – Findings). The site is located in General Plan Land Use District No. 7 – Mixed Use District. This LUD allows for large mixed-use projects with the goal of creating vital urban activity centers blending compatible land uses. The Project is consistent with this designation, and is in conformance with the General Plan.

A number of off-site improvements are required by code and conditions of approval in order to offset the capital improvements to public infrastructure necessary to support this Project. These include a five-foot-wide alley dedication along Alta Way, surface dedications for sidewalk along Long Beach Boulevard, 6-foot by six-foot corner cut-off along the intersection of Alta Way and Waite Court, full ADA accessibility along all Project-

adjacent rights-of-way, new curb returns at alley-street intersections (related to alley widenings), and new parkways and street trees along all Project-adjacent rights-of-way (Exhibit E – Conditions of Approval).

Staff recommends that the Planning Commission determine 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 a Site Plan Review and Vesting Tentative Tract Map for the proposed development.

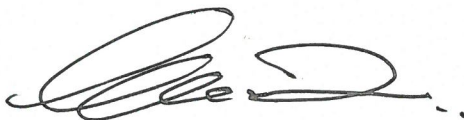
**PUBLIC HEARING NOTICE**

A total of 1,384 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 G – Environmental Compliance Checklist).

Respectfully submitted,



NICK VASUTHASAWAT  
PROJECT PLANNER



CHRISTOPHER KOONTZ, AICP  
PLANNING BUREAU MANAGER



CARRIE TAI, AICP  
CURRENT PLANNING OFFICER



LINDA F. TATUM, FAICP  
DIRECTOR OF DEVELOPMENT  
SERVICES

CHAIR AND PLANNING COMMISSIONERS

October 4, 2018

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Attachments:

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