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October 8, 2018

Nick Vasuthasawat  
Long Beach Development Services – Planning Bureau  
333 West Ocean Blvd., 5<sup>th</sup> Floor  
Long Beach, CA 90802

RE: 200 W. Ocean Blvd.  
Site Plan Review Submittal App. 1804-22 (MOD18-010; TTM17-004)

Dear Nick:

The recent Site Plan Review Application for 200 W. Ocean contains a reduction in the amount of outdoor amenity space proposed for the project when compared with the originally approved entitlement. The need for a reduction in outdoor space atop the existing parking structure roof (between grids F&J / grids 5 & 9) is due to the limited structural capacity of the roof. The existing parking structure roof design allows for no additional live-load without significant structural strengthening. The level of structural modification required at this exiting roof area proved cost prohibitive for the project once preliminary construction costs came in subsequent to the original entitlement approval. As a result the most important outdoor amenities were prioritized and maintained on the western side of the roof (between grids F&J / grids 1 & 5), this includes the pool & spa, community room, fire pit, outdoor seating spaces and barbeque / outdoor kitchen space. The remaining displaced amenity program has been relocated inside the building at the ground level.

The proposed revision still provides more than the minimum open space required per City of Long Beach Zoning Code (15% of lot area), with 4,292 sf provided and 3,425 sf required for our lot size of 22,828 sf. The interior community spaces provided also exceed the minimum standard of 500 sf. This change allowed for the project to remain feasible to construct for the owner without reducing the amenities available to residents within the building. Additional efforts also have been made to treat the remaining roof area visible to upper floor tenants with additional planting and a roof membrane installed with alternating shades of grey.

Please feel free to contact me with any additional questions.

Sincerely,

Matthew Wister  
Project Manager / Associate