



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 18, 2018

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach
California

RECOMMENDATION:

Accept Categorical Exemption CE-18-162 and approve a modification to an existing Site Plan Review, Local Coastal Development Permit, and Adaptive Reuse approvals (SPR/MOD18-010) to add 12 units, 21 parking spaces, a reduction in an existing amenity space, an increase in building height, and approve Tentative Tract Map (TTM17-004) to convert the apartment development to condominiums located at 200 W. Ocean Boulevard, located in the Downtown Shoreline Planned Development District (PD-6) zoning district. (District 2)

APPLICANT: Matthew Wister
Studio One Eleven
245 E 3rd Street
Long Beach, CA 90802
(Application No. 1804-22)

DISCUSSION

Project Site

The project site is located on the southwest corner of Ocean Boulevard and Pacific Avenue in the Downtown Shoreline Planned Development (PD-6) zoning district (Exhibit A – Location Map). The adjacent uses consist of a 24-story mixed-use commercial and office development to the north, a 10-story mixed-use commercial and residential apartment development (Camden) to the west and south, and a new seven-story apartment development currently in construction (Oceanaire), to the east.

Background:

The existing nine-story building was initially constructed in 1969, as offices for GTE Telephone. The building has been continuously used as office space, and was last occupied by Verizon, until the business license was closed on August 8, 2013. The building is currently vacant.

In 2015, the Planning Commission approved an adaptive re-use of 95,974 square-foot office building for 94 residential units and 4,597 square-feet of commercial leasing area on the ground floor, along the Ocean Boulevard. The building is currently undergoing soft

demotion, with an active building permit for early-start structural work issued on, July 27, 2018.

Project Description

The proposed modifications, if approved, will result in a net increase of 12 residential units, for a total of 106 units. In addition, to the increase in the number of units, the applicant proposes 21 additional parking spaces, a 3,953 square-foot reduction in open space, a 14-foot increase in building height, and a change from apartments to condominiums. The modifications will be made by reconfiguring both the interior and exterior of the building, however no new additional square-footage will be added to the proposed project footprint (Exhibit B – Proposed Plans). The proposed modifications are considered major modifications, and therefore subject to the review of the original approval body (Planning Commission). Also, the subdivision request to change the residential apartments into condominiums, is an additional entitlement, subject to the approval of the Planning Commission.

Zoning Analysis

This first modification will result in the conversion of the 4,597 square-foot ground level retail space into four residential units and changes to levels 2 through 9, of the interior building footprint, which will create one additional unit per level (total eight units). The 12 additional units will consist of a mix of unit types, further identified in the Table 1 below:

Table-1

Unit Summary						
ID.	Qty.	Type	Unit Size	# of Beds	# of Baths	Floor Level
L4	1	Flat	579 sf	1 bed	1 bath	1 st /Ground Floor
L5	2	Loft	1,024 sf	1 bed	1 ½ bath	1 st /Ground Floor
L6	1	Loft	1,127 sf	1 bed	1 ½ bath	1 st /Ground Floor
A1	8	Flat	677 sf	1 bed	1 bath	2 nd - 9 th Floor
A1.1	8	Flat	679 sf	1 bed, 1 den	1 bath	2 nd - 9 th Floor
C3*	- 8*	Flat*	1,357 sf*	1 bed, 1 den*	1 bath*	2 nd - 9 th Floor*
* The C3 unit configuration was the previous unit configuration proposed to be split into the A1 and A1.1 configuration.						

The second modification for the project, will be adding 21 off-street parking stalls to the previously approved 129 parking stalls, bringing the required parking for the site to 150 parking stalls. The 21 additional parking stalls required for the project will need to be acquired within 600-feet, of the subject site. An opportunity for off-site parking is available at the adjoining Camden Development site located at 250 W. Ocean Boulevard. Staff has verified a surplus of 38 unencumbered parking stalls at this location. The applicant has entered into discussions on securing 21 of those off-site parking stalls with the ownership of the Camden Development and is pending execution of a final agreement. (Exhibit C – Camden Parking Analysis & Parking Statement). A condition of approval has

been added to the project to ensure a final parking lease/agreement has been established prior to the issuance of a building permit (Exhibit D – Modification Conditions of Approval).

The third modification for the project is related to outdoor open space. The project was originally approved with 8,853 square-feet of open space provided at the rear of the property was 9,600 square-feet located at the 1st/ground floor. The revised open space is now at 4,900 square-feet and will include the same amenity spaces previously approved including a pool, spa, community room, fire-pit, fitness room, and barbeque area. The reduction results in the loss of 3,953 square-feet and is no longer viable due to the structural limitations unable to accommodate the previous approved open space area (Exhibit E- Structural Analysis). In accordance to the special development standards for Adaptive Reuse projects, the Site Plan Review Committee (SPRC), has the ability to waive the open space requirement, as it finds appropriate. In this case, the SPRC found that the remaining open space is adequate for the project. The loss of open space from the rear of the property and added amenities gained in Victory Park, previously not provided include two bicycle racks, a water fountain, and trash can will off-set the open space requirement around the building, which was deemed acceptable to the Committee.

The fourth modification to the approved project involves an increase in the overall building height. The total height increased and ranged from 2.5' to 14' for a maximum building height of 166', where a maximum height of 420', is permitted. Specifically, the applicant is seeking to increase the building height of the 11th floor residential penthouse from 147.5' to 150', in height. Correspondingly, an increase in the height of the roof screen is proposed; increasing from 152' to 155' in height. Due to the staircase for the roof top exit and elevator/electrical room, the top of roof for the penthouse equipment room is 166', which was not previously accounted for, in the previous plan. Although the overall height of the penthouse equipment room will be 166', the portion of the building subject to the height requirement established for the district will be 155' given the exemption to mechanical equipment penthouses allowed under the Zoning Code.

Overall, the project will meet the development standards applicable in the PD-6 Zoning Ordinance, including the maximum cap of 1,500 residential units allowed within the sub-area. The addition of these twelve (12) residential units will leave the district room to accommodate an additional 911 future residential dwelling units. Remaining development standards that will be met include upgraded building treatments, window glazing, building height, building lighting design, and parking. An exception was granted by the Site Plan Review Committee to reduce the amount of provided open space, however, the project meets the minimum number of amenity areas and proposes Victory Park improvements for the public including seating, bicycle racks and refuse containers. (Exhibit F – Modification of Approved Permit Findings).

Vesting Tentative Tract Map

The current action requested is approval of a vesting tentative tract map for the purpose of changing a previously approved apartment development to condominiums. The resulting project adds twelve (12) additional units, for a total of 106 units, all of which are proposed for individual ownership, through the Tentative Map process (TTVM No. 81346), although with parking and amenity areas.

In order for the Planning Commission to grant approval of the tentative tract map, the Planning Commission must find that the proposed action is consistent with the requirements of the Subdivision Regulations and that adequate provisions are made for the long-term maintenance of the structure. The structure will conform to all requirements set forth by the Subdivision Regulations.

Planning Staff is of the opinion that adequate provisions for the long-term maintenance of the building can be achieved through the creation of a Homeowner's Association and the collection of association fees from each respective condominium owner. This will be strengthened by the on-site maintenance responsibility. As a Condition of Approval the Applicant is required to submit a copy of the Covenants, Conditions, and Restrictions (CC&R's) of the Homeowner's Association, which set forth requirements for the collection of fees, the maintenance of the structures, common areas, and Victory Park improvements. Exhibit G- Tentative Tract Map Conditions of Approval)

The subdivision will provide additional home ownership opportunities within the Downtown Area of the City, close to shopping opportunities as well as multi-modal transportation opportunities. Based upon the above analysis and the attached findings, Planning Staff concludes that the request should be approved. (Exhibit H – Tentative Tract Map Findings).

On October 10, 2018, the City's Site Plan Review (SPR) Committee reviewed the project. The SPR Committee confirmed that the proposed design, use, and to access to parking for the space as a residential unit is consistent with the Zoning Code, General Plan, and the previous entitlements for the site. The SPR Committee recommends approval from the Planning Commission.

PUBLIC HEARING NOTICE

Pursuant to the Long Beach Zoning Ordinance, the subject application was noticed via (2) two public hearing posters along the public frontages of the Ocean Boulevard and Pacific Avenue. Posters were placed in conspicuous locations allowing for full visibility for passing motorists and pedestrians.

A total of 1,542 Public Hearing notices were mailed on October 1, 2018, to addresses within a 750-foot radius of the site and to the California Coastal Commission in accordance with the provision of the Zoning Ordinance. No comments have been received as of the preparation of this report.

ENVIRONMENTAL REVIEW

Pursuant to the California Environmental Quality Act (CEQA) Sections 15301, Class1-(e)(k), this project is eligible for a CEQA Categorical Exemption for "Existing Facilities" as it consists of interior alterations to an existing private structure and involves no expansion of the existing building footprint or exterior. Pursuant to Section 15332- Class 32, this project is eligible for a CEQA Categorical Exemption for "Infill Development" as it is consistent with the applicable not more than 5-acres, has no valuable habitat for

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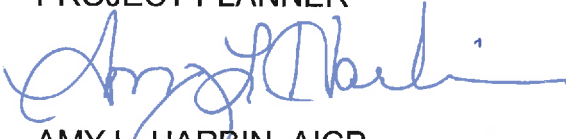
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endangered species, would not result in additional impacts to traffic, noise, air, or water quality, and can be served by existing public utility infrastructure. (Exhibit I- Categorical Exemption)

Respectfully submitted,



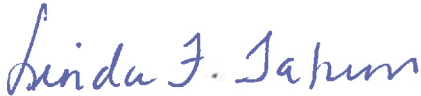
NICK VASUTHASAWAT
PROJECT PLANNER



AMY L. HARBIN, AICP
PROJECT PLANNER



CHRISTOPHER KOONTZ, AICP
PLANNING BUREAU MANAGER



LINDA F. TATUM, FAICP
DIRECTOR OF DEVELOPMENT SERVICES

LFT:CK:AH:NV

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Attachments:

Exhibit A – Location Map
Exhibit B – Proposed Plans
Exhibit C – Camden Parking Analysis & Parking Statement
Exhibit D – Modification Conditions of Approval
Exhibit E - Structural Analysis
Exhibit F – Modification Findings
Exhibit G – Tentative Tract Map Conditions of Approvals
Exhibit H – Tentative Tract Map Findings
Exhibit I – Categorical Exemption