

SITE PLAN REVIEW FINDINGS
110 West Ocean Boulevard
Application No. 1911-13 / SPR19-031
February 6, 2020

Pursuant to Section 21.25.506 of the Zoning Ordinance, the Planning Commission shall not approve a Site Plan Review unless the following findings are made. These findings and staff analysis are presented for consideration, adoption, and incorporation into the record of proceedings.

A. THE DESIGN IS HARMONIOUS, CONSISTENT, AND COMPLETE WITHIN ITSELF AND IS COMPATIBLE IN DESIGN, CHARACTER, AND SCALE WITH NEIGHBORING STRUCTURES AND THE COMMUNITY IN WHICH IT IS LOCATED;

The proposed modification to the Ocean Center building (Project) involves modification of prior approval that granted the renovation and change of use of The Ocean Center building (City-designated Historic Landmark) from offices into 74 residential units with ground floor commercial, in the Coastal Zone at 210 East Ocean. The requested project adds six residential units for a total of 80 residential units within the building. The project would reuse an existing landmark building located on a site that measures 0.41 acres and has frontages on Ocean Boulevard (north), Pine Avenue (east) and Seaside Way (south). Victory Park, a public park, buffers the site from Ocean Boulevard to the north. The site shares its westerly boundary with a multi-family residential development located at 150 W. Ocean Boulevard, which recently completed construction. The project site is improved with a thirteen-story building (cupola), constructed in 1929, with a 13th floor cupola and rooftop area. There is on-site parking within the interior of the building. At present, vehicle access to the building is maintained from Ocean Boulevard.

The Project is harmonious, consistent, and complete within itself. The project will restore the building back to its original historic appearance. The ground floor commercial uses will include food and beverage venues to further serve tourists, business visitors, concert and playgoers, and special interest groups in the greater downtown environment. The previously approved exterior modifications to the building would work within the constraints of the existing building and site and will be subject to the Secretary of Interior's (SOI) Standards for Rehabilitation.

The addition of six residential units would not further modify the building exterior or add new floor area to the existing building. The building interior would be reconfigured in an area of the building that was previously approved for two-story loft units. The concrete floor was planned to be removed under the previously approved project to create the loft units, but the applicants now propose to keep the concrete floor and reconfigure the space to add six units. The units are well designed, easily accessible from interior corridors, and have light and ventilation.

B. THE DESIGN CONFORMS TO ANY APPLICABLE SPECIAL DESIGN GUIDELINES ADOPTED BY THE PLANNING COMMISSION OR SPECIFIC PLAN REQUIREMENTS, SUCH AS THE DESIGN GUIDELINES FOR R-3 AND R-4 MULTI-FAMILY DEVELOPMENT, THE DOWNTOWN DESIGN GUIDELINES, PD GUIDELINES, OR THE GENERAL PLAN;

The Project site is located within the Downtown Shoreline Planned Development District (PD-6) and General Plan Land Use District Number 7 – Mixed Uses (LUD 7). The project is also located in the Waterfront (W) PlaceType of the 2019 General Plan Land Use Element. However, the Land Use Element is not yet certified by the Coastal Commission. The project would reuse the existing landmark building and all new building enhancements would be required to comply with the standards outlined in PD-6. As conditioned, the Project would be consistent with the listed general guidelines, which includes pedestrian oriented walkways, bird-safe building design, and lighting standards. The project is also consistent with the General Plan Land Use District Number 7 – Mixed Uses (LUD 7) area which includes a mix of uses to include the greatest intensity, compactness and diversity of uses, including housing, office, hotels, tourism activities and attractions.

The total common outdoor open space area is 4,018 square feet or an average of 50 square feet per unit. Through the adaptive reuse ordinance certain development standards including usable open space. It was determined to be appropriate in light of the historic landmark building protections, building and safety regulations, available roof deck surface and broad recreational and entertainment opportunities within the immediate area.

Victory Park buffers the building from Ocean Boulevard. Current improvements in the park include lawn; a concrete walkway from Ocean; steps to Pine Avenue, palms; shrubs, retaining walls, railing and a driveway. No new walls or walkways or any changes to the alignment or configuration of Victory Park are proposed. New landscaping will be added in existing landscape areas, new lawn added and trees will remain.

The project is consistent with the design guidelines in a number of other ways as well, including the provision of ground floor uses accessible from Ocean Boulevard and Pine Avenue.

C. THE DESIGN WILL NOT REMOVE SIGNIFICANT MATURE TREES OR STREET TREES, UNLESS NO ALTERNATIVE IS POSSIBLE;

The project site is built to the property line on all four sides and there are no significant mature on site. Victory Park buffers the project site from Ocean Boulevard. At present, there are lawn areas, palm trees and planters within the park. All trees will remain in the park.

D. THERE IS AN ESSENTIAL NEXUS BETWEEN THE PUBLIC IMPROVEMENT REQUIREMENTS ESTABLISHED BY THIS ORDINANCE AND THE LIKELY IMPACTS OF THE PROPOSED DEVELOPMENT;

The Public Works Department has reviewed the subject proposal and provided a listing of development related conditions that include improvements to Victory Park. These conditions have been acknowledged and accepted by the applicants as required under their previously approved entitlements and will be implemented during construction.

E THE PROJECT CONFORMS TO ALL REQUIREMENTS SET FORTH IN CHAPTER 21.64 (TRANSPORTATION DEMAND MANAGEMENT); AND

The Project contains less than 25,000 square feet of new, non-residential development and thus is exempt from Transportation Demand Management requirements. However, the Project's location in PD-6 requires preparation of a Transportation Demand Management (TDM) Plan. The project site is in a transit rich environment. The owner/operator of the hotel shall be required to implement the TDM Plan, which includes transit information and incentives for both employees and hotel/venue patrons. Additionally, the Project has incorporated a basement level bicycle storage area for employees and on-site showers for employees that commute by bicycle. Additional on-site bicycles will be available for rent to hotel patrons, including other strategies to promote bicycle use and reduce vehicle trips.

F. THE APPROVAL IS CONSISTENT WITH THE GREEN BUILDING STANDARDS FOR PUBLIC AND PRIVATE DEVELOPMENT, AS LISTED IN SECTION 21.45.400.

The site is developed with an existing City-designated historic landmark building. All improvements to the building and site will be consistent with all applicable green building standards.

LOCAL COASTAL DEVELOPMENT PERMIT FINDINGS
110 West Ocean Boulevard
Application No. 1911-13 / LCDP19-024
February 6, 2020

Pursuant to Section 21.25.904.C of the Zoning Ordinance, a Local Coastal Development Permit shall not be approved unless the following findings are made. These findings and staff analysis are presented for consideration, adoption, and incorporation into the record of proceedings.

A. THE PROPOSED DEVELOPMENT CONFORMS TO THE CERTIFIED LOCAL COASTAL PROGRAM INCLUDING BUT NOT LIMITED TO ALL REQUIREMENTS FOR REPLACEMENT OF LOW AND MODERATE-INCOME HOUSING; AND

The site is located within Downtown Shoreline area of the Local Coastal Program (LCP). The Downtown Shoreline subarea is characterized by mid- to high-rise office and residential buildings and large-scale public recreation and entertainment facilities. Its planning is greatly influenced by the program for revitalization and redevelopment of the commercial shopping district north of Ocean Boulevard, just outside the coastal zone.

The proposed project consists of reconfiguring the interior space within the City-designated landmark building to add six residential dwelling units to the previously approved 74 residential units for a combined total of 80 units in the Planned Development District 6 (PD-6), Subarea 4 zone. Under the PD-6 zoning designation, the intended mixed-use development of residential and retail uses meets all present-day codes and requirements. The previously approved project will maintain all ground level commercial spaces fronting onto Pine Avenue and Seaside Way as food and beverage and/or retail spaces. The proposed on-site uses would maintain the existing non-conforming parking rights established for the building, while also providing 83 on-site parking spaces.

The specific Local Coastal Program provision of low and moderate-income housing replacement would not apply to this project. The previous use of the building consisted of office uses in upper floors, and commercial uses at street levels. No low and moderate-income housing will be removed as a result of the development.

In addition to the proposed uses on site, the building would include a Transportation Demand Management Plan to increase reliance on transit and active transportation modes, while also ensuring the availability of parking to support on-site uses.

Victory Park will remain a public park under the proposed project. The existing driveway would remain unchanged and will continue to provide access to interior parking garage. New landscaping will be added to existing landscape areas. No modifications are proposed to the park's configuration or alignment. No net loss of dedicated parkland will occur.

The approval of this Site Plan Review will conform to the Local Coastal Program as this area is allocated for the Downtown Shoreline area.

B. THE PROPOSED DEVELOPMENT CONFORMS TO THE PUBLIC ACCESS AND RECREATION POLICIES OF CHAPTER 3 OF THE COASTAL ACT. THIS SECOND FINDING APPLIES ONLY TO DEVELOPMENT LOCATED SEAWARD OF THE NEAREST PUBLIC HIGHWAY TO THE SHORELINE.

Chapter 3 of the Coastal Act concerns the public's right to use beach and water resources for recreational purposes. The chapter provides the basis for state and local government beach access requirements with a stated objective of prohibiting development projects that hinder public access to the beach and/or water resources.

The proposed project is located within the Downtown Shoreline subarea, south of West Ocean Boulevard, north of Seaside Way, situated between Pine Avenue and Pacific Avenue. The proposed scope of work includes adding six additional units within the interior of the building that will pose no obstruction to recreational and visitor serving uses in the Coastal Zone.