

February 6, 2020

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach
California

RECOMMENDATION:

Accept Categorical Exemption CE19-259 and approve a Modification to a Site Plan Review SPR19-031, and Local Coastal Development Permit LCDP 19-024 for a previously approved adaptive reuse project (Application No. 1409-15) to add six residential units for a total of 80 units within the Ocean Center Building, a City-Designated Historic Landmark, in the Coastal Zone, located at 110 West Ocean Boulevard in the Downtown Shoreline Planned (PD-6) Development District. (District 2)

APPLICANT: Jared Knox
ARCO Construction
900 North Rock Hill Road
Saint Louis, MO 63119
(Application No. 1911-13)

DISCUSSION

The site is located on the south west corner of Ocean Boulevard and Pine Avenue (Exhibit A – Vicinity Map). Victory Park, a public park, abuts the subject property to the north. An existing access easement through the public park allows for vehicular access to the site via a circular driveway. The abutting property to the west has a 15-foot wide paseo with public access easement between the two properties. The project site is located within Subarea 4 of the Downtown Shoreline Planned Development District (PD-6). The site is located within General Plan Land Use District Number 7 – Mixed Uses (LUD 7). LUD 7 intends for combinations of land uses. The new General Plan designation is Waterfront (W) PlaceType. However, the Land Use Element is not yet certified by the Coastal Commission.

At present, the property is developed with a thirteen-story building with a 14th-floor octagonal tower and rooftop area (Exhibit B – Photos & Plans). The building was originally constructed in 1925 and is approximately 102,316-square-feet in area and is designed in a Spanish Renaissance Revival style with a gable roof with towers and is a designated historic landmark building known as the Ocean Center Building (Exhibit C – Ordinance No. C-6609).

In December 2014, the Planning Commission granted approval for a Site Plan Review and a Local Coastal Development Permit (Exhibit D – PC Staff Report – 12.18.14) authorizing adaptive reuse



of the building. The project scope included conversion of the building from office use to 74 residential dwelling units with ground level commercial uses, construction of rooftop amenities, a new rooftop community room, and exterior modifications. The project is currently under construction in accordance with previous entitlements. In June 2014, the Cultural Heritage Commission granted a Certificate of Appropriateness approving restoration of the historic landmark building, while allowing some building modifications in conjunction with the adaptive reuse project (Exhibit E – CHC Staff Report 11.10.14).

Surrounding land uses include the Long Beach Convention Center to the south east, the former Jergins Trust site to the east, the recently constructed residential project known as the Oceanaire project to the west, to the south is The Pike, and office uses to the north across Ocean Boulevard.

The building was originally designed by the Los Angeles architecture firm of Meyer and Holler which was a prominent firm during the 1920s. The building was designated as a City Historic Landmark in 1989 and this designation recognizes the building's Spanish and Mediterranean Revival style, elaborate Neptune Bust over the entry, bas-relief ornamentation, and octagonal tower. In the landmark ordinance both the building exterior and interior lobby, lobby corridor, terrazzo floors, and mahogany wood panels are protected. Other exterior character defining features include window fenestration, steel windows, exterior stucco cladding, and crenelated parapet roof walls.

Project Summary

Under this application, the proposed project involves the addition of six residential units in addition to the 74 previously entitled dwelling units for a total of 80 dwelling units. The additional dwelling units are proposed entirely within the existing building envelope and not in the form of additional floor area. The area in Level 1 (L-1) and Level 2 (L-2) of the floor plan would be reconfigured to accommodate the additional units. In the 2014 project, seven dwelling units were proposed to be two-story dwelling units. To create the 2-story units in the 2014 project, required cutting openings in the concrete floor to accommodate the 2-story units. Instead, the applicant plans to keep the concrete floor intact and add the dwelling units in the space previously proposed as second floor loft area.

Change of Use and Off-Site Parking

The building was originally designed with two levels of parking within the interior of the building. These two parking levels are located on second and third levels and are directly accessible by an existing driveway along Ocean Boulevard. The project will continue to use this area as parking. There is no change to the 83 parking spaces previously proposed

in the 2014 approval. The historic building is built to all four property lines, and no area exists to accommodate additional parking. Furthermore, no additional parking is required when a historic landmark building is converted to residential use under the Adaptive Reuse ordinance. The proposed parking is planned for the use by residents of the building only.

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The combined 80 units reflect a variety of unit types as shown in the table below:

Added Units	Floor	Room Type	SF
1	L1	2 bed/1 bath	804
2 - 5	L1	1 bed/1bath	604 -949
6	L1	Studio	897
			4,580 total

The total proposed units reflect different unit types including a studio, 1-bedroom unit, and 2-bedroom unit. The proposed residential units range in size from 604 square feet – 949 square feet and comply with the residential unit size for adaptive reuse; all units are greater than 450 square feet; and exceed the 700 square-foot average minimum for dwelling units.

The private and common open space is provided on four rooftop amenity decks across different floor levels of the building. The lower level (L-2) of the building provides a 740 square foot bike lounge with space for 20 bicycles and lockers. The 4th floor provides eight roof decks serving individual dwelling units on this floor. The 5th floor provides 2,566 square feet of outdoor amenity deck with barbeque grill, and an 826 square foot community room with kitchen and roof bathroom facilities. A 669 square foot common rooftop deck is provided on the 7th floor and a 783 square foot rooftop deck on the 8th floor.

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 requirements, and broad recreational and entertainment opportunities within the immediate area.

Exterior Building Modifications

This project was previously reviewed and approved for the compliance with the City's local preservation ordinance and the Secretary of the Interior's Standards which is the national standard used by the City of Long Beach and across the country for historic preservation projects. In the prior project, recessed patios were proposed to the west wall elevation on the first and second levels.

In the new project the recessed patios will be removed from the design as they are in the area of the proposed dwelling unit. This change generally keeps the west building wall closer to the original historic building since non-historic patios were proposed in the original ground level plan. The non-historic alteration of adding the recessed patios was approved by the Cultural Heritage Commission due to the location in an area of the building with minimal visibility. The proposed project would leave this wall intact and instead installs new windows in the original window openings which helps preserve this area of the building closer to its original condition.

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. The six proposed additional units is consistent with LCDP criteria since the project does not replace low- and moderate-income housing as the building was previously used as office space and ground floor retail; and does not conflict with any requirement for public access, recreational activities, beach or water resources.

Staff recommends that the Planning Commission accept Categorical Exemption CE19-259 and approve a Site Plan Review (SPR19-031), and Local Coastal Development Permit (LCDP19-024) (Exhibit F - Findings), to allow for the addition of six residential units for a combined total of 80 units, subject to Conditions of Approval (Exhibit G - Conditions of Approval).

On September 25, 2019, the proposed project was presented to the Site Plan Review (SPR) Committee. The SPR Committee confirmed the proposed design, use, and access to parking or the space as residential use is consistent with the Zoning Code, General Plan, and 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 three (3) public hearing posters along the public frontages: Ocean Boulevard, Pine Avenue and Seaside Way. Posters were placed in conspicuous locations allowing for full visibility for passing motorists and pedestrians.

A total of 1192 Public Hearing notices were distributed on January 24, 2020, to addresses within a 750-foot radius of the site and to the California Coastal Commission, in accordance with the provisions of the Zoning Regulations. As of the preparation of this report no written testimony has been received.

ENVIRONMENTAL REVIEW

Pursuant to the California Environmental Quality Act (CEQA) Section 15301, Class 1- (d)(f), and Section 15332, Class 32, this project is eligible for a CEQA Categorical Exemption for "Existing Facilities" and "In-Fill Development" as it consists of interior alterations and minor exterior alterations to an existing structure and involves negligible or no expansion of an existing use or structure.

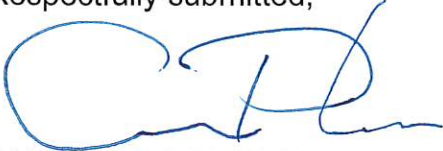
Pursuant to Section 15331 - Class 31, this project is eligible for a CEQA Categorical Exemption for "Historical Resource Restoration/Rehabilitation" as the proposed scope of work is consistent with the Secretary of the Interior's Standards for Rehabilitating, Restoring, and Reconstructing Historic Buildings.

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Respectfully submitted,



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PROJECT PLANNER



ALEXIS OROPEZA
CURRENT PLANNING OFFICER



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PLANNING BUREAU MANAGER



LINDA F. TATUM, FAICP
DIRECTOR OF DEVELOPMENT SERVICES

LFT:CK:AO:ap

Attachments:

- Exhibit A - Vicinity Map
- Exhibit B - Photos & Plans
- Exhibit C - Ordinance No. C-6609
- Exhibit D - PC Staff Report – 12.18.14
- Exhibit E - CHC Staff Report – 11.10.14
- Exhibit F - Findings
- Exhibit G - Conditions of Approval