

January 21, 2021

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Accept Categorical Exemption CE20-080 and approve Vesting Tentative Tract Map VTTM20-004, a subdivision for condominium purposes, for the Shoreline Gateway project, a 35-story mixed-use building under construction, creating 316 units consisting of 315 residential dwelling units and one commercial unit located at 777 E. Ocean Boulevard within the Downtown Plan Planned (PD-30) Development Zoning District. (District 2)

APPLICANT: Marni-Lyn Fox
Shoreline Development Partners LP
6405 Mira Mesa Boulevard, Suite 201
San Diego, CA 92121
(Application No. 2007-09)

DISCUSSION

The proposed project is a vesting tentative tract map to subdivide units in a previously approved development that is currently under construction. The development known as the "The Shoreline Gateway" is a 35-story mixed-use building that consists of 315 residential units and approximately 6,431-square-foot of retail space, and 458 parking spaces in a five-level subterranean garage. The subject site is located on the north side of East Ocean Boulevard, between "The Current" development to the west and Alamitos Avenue to the east and the south side of Lime Avenue on a 0.84-acre site (Exhibit A - Location Map). The site is located at the easterly edge of the East Village Arts District within the Downtown Planned Development District (PD-30). The intent of PD-30 is to facilitate a range of housing types, businesses, shopping, services and entertainment functions, while enhancing mobility, urban design and open space within Downtown.

The Shoreline Gateway project consists of two phases. Phase 1, which is the building for which the subject vesting tentative tract map is sought, was originally approved as a 35-story mixed use tower with 221 residential units in 2007 under Case No. 0510-27. A modification to the approved Site Plan Review was approved by the City Council in 2016



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to allow an increase of 94 units for a total of 315 residential dwelling unit and associated residential amenities. Other components of the project remained the same. The residential unit mix in the project consists of studios, one and two-bedroom units, and lofts. Unit sizes range from 588-square-feet to 2,679-square-feet (Exhibit B - Plans). There is a total of 17 studio units, 174 one-bedroom units, and 124 two-bedroom units that contain a variety of configurations for each unit type within the development. The ground floor consists of the residential lobby and a three retail space shells ranging in size from 2,022-square-feet to 2,278-square-feet, totaling to 6,431-square-feet of commercial space. The main pedestrian access to the residential lobby is from a pedestrian plaza that is being constructed on a portion of vacated Lime Avenue, while vehicular access is taken from Medio Street. Of the three commercial tenant spaces, one space takes access from East Ocean Boulevard and the remaining two spaces take access from Alamitos Avenue. Phase II was actually build first and opened in 2016 as "The Current" residences, a 17-story 223-unit mixed-use building adjacent to the subject site at 707 East Ocean Boulevard.

The proposed Vesting Tentative Tract Map (Exhibit C - Tentative Tract Map) would create 316 condominium units for the purpose of allowing individual ownership of each residential unit and the single, 6,431-square-foot, retail unit. No physical changes to the building are proposed as part of this application. The Planning Commission is the responsible authority to approve, conditionally approve, or deny a vesting tentative tract map. A Vesting Tentative Tract Map can be approved by the Planning Commission when positive findings can be made regarding compliance with the General Plan and Specific Plan, as well as suitability of the subdivision design and site plan. The proposed subdivision creating residential condominiums is consistent with the requirements of the General Plan as it creates additional home ownership opportunities in the downtown area (Exhibit D - Findings). This subdivision is consistent Housing Element Policy 4.2, which encourages a balance of rental and homeownership opportunities, including high quality apartments, townhomes, condominiums, and single-family homes to accommodate the housing needs of all socioeconomic segments of the community, including large families." The subject map was filed and deemed complete prior to the effective date of the inclusionary housing ordinance and is not subject to the affordability requirements.

Staff therefore recommends approval of the Vesting Tentative Tract Map to allow a subdivision for condominium purposes for the Shoreline Gateway tower, subject to conditions of approval (Exhibit E - Conditions of Approval).

PUBLIC HEARING NOTICE

A total of 1,040 public hearing notices were distributed on December 30, 2020, in accordance with the requirements of Chapter 21.21 of the Long Beach Municipal Code. No public comments were received at the time the report was prepared.

ENVIRONMENTAL REVIEW

In accordance with the California Environmental Quality Act, the subdivision qualifies for a categorical exemption per Section 15315, Class 15 "Minor Land Divisions" as the

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project consists of an airspace subdivision for residential and commercial purposes only. In addition, the proposed development was previously analyzed as part of the previously certified Environmental Impact Report for Shoreline Gateway (SCH#2005121066) and Addendum. The EIR was circulated from June 20, 2006 to August 14, 2006. The Addendum in 2016 addressed modifications to a Site Plan Review allowing 94 additional units for a total of 315 residential units and an increase of ground floor retail by 344 square feet. The proposed subdivision divides the building into air space units and would not result in any additional impact not identified in either the previously certified Shoreline Gateway Environmental Impact Report or the EIR Addendum. The EIR provided mitigation measures addressing potential impacts related to aesthetics, air quality, cultural resources, hazards and hazardous materials, noise, traffic and circulation, and public services. The mitigation measures addressed in the EIR and Addendum EIR will be required as conditions of approval for the project.

