



Legislation Text

File #: 17-0565, **Version:** 1

Recommendation to receive supporting documentation into the record, conclude the public hearing, adopt resolution finding the project to be consistent with the Downtown Plan Programmatic Environmental Impact Report and subject to the Downtown Plan Mitigation Monitoring and Reporting Program and denying the appeal from Warren Blesofsky representing Long Beach Citizens for Fair Development; and

Uphold the Planning Commission's decision to approve a Site Plan Review for the construction of a seven-story, 142-unit mixed use residential development at 500 West Broadway in the Downtown Planned Development District (PD-30). (District 2)

On May 4, 2017, the Planning Commission held a public hearing and approved, with conditions, a Site Plan Review for the construction of a seven-story, 142-unit mixed use residential development. The project site is located on the south side of Broadway between Magnolia Avenue (east) and World Trade Center (west) (Exhibit A - Location Map). The surrounding land uses consist of the Governor George Deukmejian Courthouse (Courthouse) to the north and the Courthouse parking structure to the south, the World Trade Center to the west and the Long Beach Public Safety Building to the east. The project site is currently improved with a surface parking lot.

The project site is located in the Downtown Planned Development (Downtown Plan) District, which establishes land use, height, parking and access standards for new development. The General Plan Land Use Designation (LUD) for the project site is LUD No. 7, Mixed Use District. This district intends for the blending of different types of land uses.

The proposed project improves the site with a seven-story building with 142 residential units and 191 parking stalls (163 standard size, 19 compact and 7 accessible) located within an integrated three-level garage (subterranean level, ground level and second floor) (Exhibit B - Plans). The residential units occupy floors three through seven. The unit mix consists of 75 studios (566 to 662 square feet), 41 one-bedroom units (758 square feet), 32 two-bedroom units (1,020 square feet) and 4 three-bedroom units (1,263 square feet).

The above ground parking levels are wrapped with active uses to activate the street level. The lobby, leasing office, bicycle storage and repair facility, and retail and restaurant space are located on the ground floor and oriented towards Broadway. A roof deck provides open space for the residents and provides residential amenities including a pool, spa, fitness center, and community room. At its highest point, the building would measure 84 feet from Magnolia Avenue. Vehicle ingress and egress is taken from Magnolia Avenue.

The proposed project features a contemporary design. The elevations incorporate a covered front entry, asymmetrical façade changes, a variety of materials including wood cladding, projecting balconies, and variations in the roofline and roof openings. The building design elements incorporate a subtle hint from the Courthouse with wood building material for the decorative eaves.

Pursuant to Title 21 (Zoning Ordinance) of the Long Beach Municipal Code, Site Plan Review by the Planning Commission is required for any development consisting of 50 or more units. The project, as conditioned, has been found to meet the Site Plan Review requirements (Exhibit C - Findings & Conditions).

On May 9, 2017, Mr. Warren Blesofsky, representing Long Beach Citizens for Fair Development, filed an appeal of the Planning Commission's decision citing inadequacy of the environmental review (Exhibit D - Application for Appeal). Mr. Blesofsky asserts the proposed development's potential impacts were not adequately addressed by the Downtown Plan Program Environmental Impact Report (PEIR).

Public hearing notices were distributed on June 19, 2017, and no responses were received as of the date of preparation of this report.

In accordance with the Guidelines for Implementation of the California Environmental Quality Act (CEQA), staff evaluated the project in accordance with the Downtown Plan PEIR and associated Mitigation Monitoring and Reporting Program (MMRP) and found that compliance with the MMRP renders the project previously analyzed within the scope of the Downtown Plan PEIR. Pursuant to State CEQA Guidelines Section 15162, no further review is required as the project is consistent with the prior PEIR. Specific findings regarding compliance with CEQA are included as Exhibit E.

This project is consistent with the City's General Plan including Land Use Element goals of economic development, downtown revitalization, and new housing construction. The City's Housing Element contains Goal 4, provide increased opportunities for the construction of high quality housing, which this project does provide. The City's Mobility Element supports the pedestrian improvements associated with this project.

Staff finds the appeal to be without merit and recommends the City Council uphold the decision of the Planning Commission as outlined in the proposed Resolution.

This matter was reviewed by Assistant City Attorney Michael J. Mais on June 21, 2017 and by Budget Management Officer Rhutu Amin Gharib on May 31, 2017.

City Council action is requested on July 18, 2017, as Section 21.21.504B of the Zoning Regulations requires a public hearing for an appeal to the City Council.

There is no fiscal or local job impact associated with this recommendation.

Approve recommendation.

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AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

APPROVED:

PATRICK H. WEST
CITY MANAGER