

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 15, 2015

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Approve a Site Plan Review and Local Coastal Development Permit for the proposed adaptive reuse of an existing office building, commonly known as the Verizon Building, providing 86 dwelling units within the existing nine-story building and approximately 4,597 square feet of retail space, including the construction of 8 new residential dwelling units added above the existing nine-story building, located at 200 W. Ocean Boulevard in Planned Development Area 6, Subarea 4 (Downtown Shoreline) and accept Categorical Exemption 15-145. (District 2)

APPLICANT: Matthew Wister
Studio 111
111 W. Ocean Boulevard, 20th Floor
Long Beach, CA 90802
(Application No. 1503-22)

DISCUSSION

The subject site, 200 W. Ocean Boulevard, is located at the southwest corner of Ocean Boulevard and Pacific Place in PD-6, subarea 4 (Exhibit A – Location Map). 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.

Proposal

The proposed adaptive reuse of the building consists of converting the 95,974-square-foot office building into 94 residential units and introducing commercial leasing areas on the ground floor along the Ocean Boulevard north façade. As part of the project scope, the façade of the building will be redesigned to a more contemporary style by adding balconies, projecting fins along all elevations, new recessed windows, and new landscaping areas. (Exhibit B – Plans & Photographs).

Under the adaptive reuse standards approved by the City Council in 2014, residential adaptive reuse projects do not have density limitations. Instead, all units must contain at least 450 square feet and the project must have a 700-square-foot minimum average unit

CHAIR AND PLANNING COMMISSIONERS

October 15, 2015

Page 2 of 3

size. As proposed, the smallest unit would measure 670 square feet and the proposed average unit size is 1,098 square feet. The Adaptive Reuse Ordinance requires no additional on-site parking for residential conversions. No changes are proposed for the 129 parking stalls located in three underground floors.

A commercial storefront system would be introduced along the building's front elevation facing Ocean Boulevard. The commercial space would be a total of 4,597 square feet in size and will be set up as a shell space for a future user.

The project's unit mix consists of 6 studio-level lofts along the building's south façade, 40 open floor plan studios, 33 one-bedroom units, and 15 two-bedroom units. Private open space for the units consists of a mixture of patios at the grade and deck levels, and balconies on the third floor and higher. Common open space would be located on one of the building's proposed deck areas. On the first level, a fire pit, pool, and barbeque lounge area would be located adjacent to a new 915-square-foot gym and 750-square-foot community room that features a modern building design intended to distinguish the room, and its period of construction, from the rest of the building.

Architecture and Design

Although changes to the building design were limited due to the lack of lateral supports on the east and west elevations, the applicant was able to eliminate a portion of the blank walls on the south and west elevations (Pacific Place and the Camden apartments) by placing small window openings and projecting fins. These added features are minimal, but do provide visual interest to blank walls. Other elevation enhancements include the placement of recessed balconies, new and revised window openings, projecting cement plaster fins, and colored spandrel glass. Changes to the design have stemmed from several collaborative meetings between staff and the applicant team, as well as feedback from the Site Plan Review Committee.

Issues

The transformer location was reviewed by the Site Plan Review Committee in November 2014. At that time, the Committee asked that the transformer be relocated outside of Victory Park. The initial site plan showed the transformer location within Victory Park and the Site Plan Review Committee and Parks, Recreation and Marine Bureau required that the transformer be located in a location outside Victory Park.

The applicant identified an alternate location for the transformer on the east side of the building, just north of the primary vehicle entrance along Pacific Place (Exhibit C – Proposed Transformer Locations). Staff believes this is the best possible location for the transformer. However, this area is within a utility easement controlled by the adjacent property owners to the south and east. No agreement has been made at this time to amend the utility easement to allow for the placement of the transformer, so the location of the transformer will be approved to the satisfaction of the Director of Development services in the Conditions of Approval.

Conclusion

The City's Adaptive Reuse Ordinance recognizes the economic, environmental, and cultural value to the community of preserving older buildings. The project design is consistent with the Land Use Element District No. 7 (Mixed Uses), the Downtown Shoreline (PD-6) regulations, and the Adaptive Reuse Ordinance. The proposed changes will prolong the life of this building through a more economically viable occupancy, the project will activate street frontages with pedestrian-oriented uses that will contribute to the City's goals of providing linkages between the downtown and the Pike. Therefore, staff recommends that the Planning Commission approve the Site Plan Review and Local Coastal Development Permit request, subject to conditions (Exhibit D – Findings & Conditions).

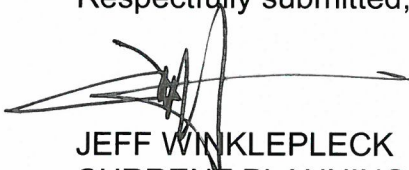
PUBLIC HEARING NOTICE

Public Hearing Notices were distributed on September 25, 2015, in accordance with the Zoning Regulations. As of the writing of this report, no written testimony has been received.

ENVIRONMENTAL REVIEW

In accordance with the guidelines for implementing the California Environmental Quality Act (CEQA), Categorical Exemption 15-145 was issued (Exhibit E – Categorical Exemption).

Respectfully submitted,



JEFF WINKLEPLECK
CURRENT PLANNING OFFICER



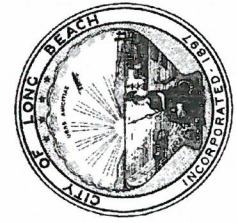
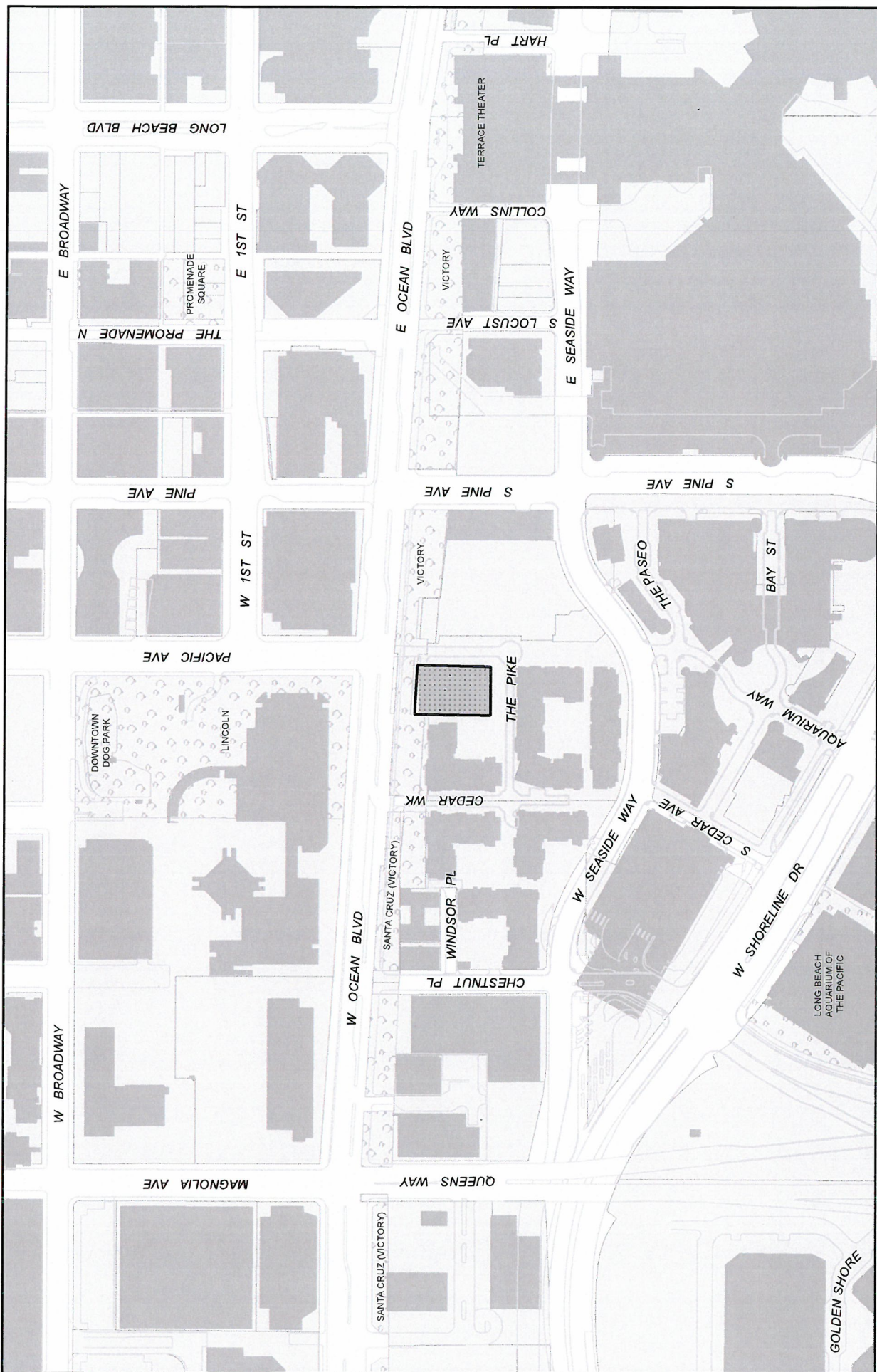
LINDA F. TATUM, AICP
PLANNING BUREAU MANAGER



AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

AJB:JW:sv

- Attachments:
- Exhibit A – Location Map
 - Exhibit B – Plans & Photographs
 - Exhibit C – Proposed Transformer Locations
 - Exhibit D – Findings & Conditions
 - Exhibit E – Categorical Exemption



Subject Property:
 200 W Ocean Blvd
 Application No. 1503-22
 Council District 2
 Zoning Code : PD-6 SubArea 4

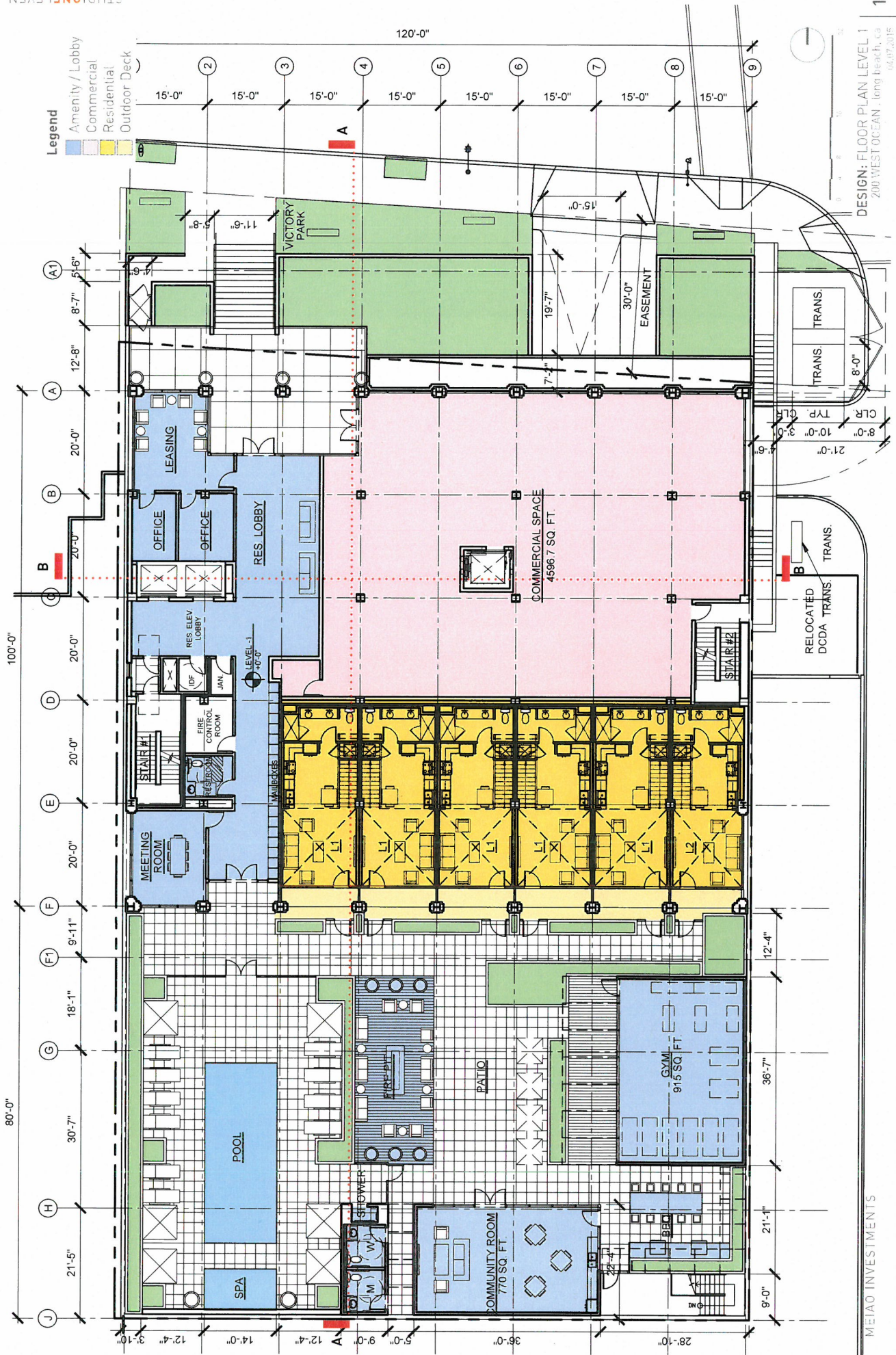


Exhibit A



EXHIBIT C

STUDIO N ELEVEN



DESIGN: FLOOR PLAN LEVEL 1
 200 WEST OCEAN | Long Beach, CA
 04.07.2015

LOCAL COASTAL DEVELOPMENT PERMIT FINDINGS

200 W. Ocean Boulevard

Application No. 1503-22

October 15, 2015

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 project site, a corner lot with frontages on Ocean Boulevard and Pacific Place, falls within the Downtown Shoreline area of the Local Coastal Program (LCP). The Downtown Shoreline area of the LCP consists of coastal zone areas south of Ocean Boulevard, adjacent to downtown Long Beach. Development in this area consists of office and residential buildings and a variety of visitor serving and recreational uses (convention center, aquarium, retail/restaurant, open space, and overnight accommodations).

The proposed adaptive reuse of the Verizon/GTE Building from primary commercial (office) occupancy to 94 residential units, and the introduction of commercial storefronts along Ocean Boulevard, complies with the intent of the LCP. Per the LCP, "introduction of large numbers of dwelling units (between Seaside Way and Ocean Boulevard) will make the amenities of the coastal zone available to more people." The LCP also states that additional residential units in this area "will keep the area alive and active, and therefore safe during business and non-business hours." Improving access to the downtown shoreline, a primary objective of the LCP, will be aided by the aforementioned reintroduction of grade-level commercial storefronts on the building's frontages. These active figure to increase pedestrian activity and create a much-needed linkage between the downtown and the Pike and Rainbow Harbor areas.

The specific Local Coastal Program provision of low- and moderate-income housing replacement would not apply to this development proposal, as the proposed improvements would occur on a privately owned parcel that is currently not deed restricted to any income group(s).

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 deals with the public's right to use of beach and water resources for recreational purposes and the protection of oceanfront land suitable for recreational use and development. The chapter provides the basis for state and local government beach access requirements with a stated objective of

Local Coastal Development Permit Findings
200 W. Ocean Boulevard
Application No. 1503-22
October 15, 2015
Page 2

prohibiting development projects that restrict public access to the beach and/or water resources.

The proposed project is located south of the nearest public highway (Pacific Coast Highway) and would not restrict access to coastal or recreational amenities. No increase in lot coverage or expansion of the building's footprint is proposed. All development would occur entirely upon a privately owned parcel of land.

SITE PLAN REVIEW FINDINGS

200 W. Ocean Boulevard

Application No. 1503-22

October 15, 2015

Pursuant to Section 21.25.506 of the Long Beach Municipal Code, the Site Plan Review Committee or 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.

The findings from the Zoning Regulations, which must be answered, are presented in bold. Staff's answer to each finding, describing how the project does (positive finding) or does not (negative finding) comply, is below.

- 1. 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;**

Positive Finding: The proposed project consists of the adaptive reuse of the Verizon/GTE Building. Principal occupancy of the building would change from office uses to 94 residential units, and commercial storefronts would be introduced along the Ocean Boulevard street frontage.

Because this is an adaptive reuse project, no significant changes to the building shell would take place. Its massing, architecture, and finishes would be modified to a more modern design with new openings, projecting fins, balconies, and windows. Two new floors are also proposed that will accommodate eight, two-bedroom penthouse units above the existing nine-story building. The new units will be modern in style and blend appropriately with the overall building façade changes. Thus, the design is considered harmonious, consistent and complete within itself and in scale with neighboring structures.

- 2. 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-6 ZONING GUIDELINES OR THE GENERAL PLAN;**

Positive Finding: The project site is located within the Downtown Shoreline Planned Development District (PD-6). The applicable design guidelines for the site are contained within the PD-6 Ordinance. The project's limited exterior scope conforms to PD-6's Building Design Standards.

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

Positive Finding: Existing on-site and right-of-way adjacent landscaping is limited to Victory Park, north of the building, and within the Ocean Boulevard right-of-way. The Victory Park landscape area is currently utilized by retaining walls and planter areas associated with the Verizon building. With the conversion to residential, a condition was placed requiring that a portion of Victory Park be converted back to passive park spaces. The landscaping added will be consistent with those currently found in Victory Park. No mature trees will be removed.

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

Positive Finding: The Department of Public Works has reviewed the subject proposal and is requiring the developer to submit a construction plan for pedestrian protection, street lane closures, construction staging, shoring excavations and the routing of construction vehicles (excavation hauling, concrete and other deliveries, etc.). No other conditions are required.

5. THE PROJECT CONFORMS WITH ALL REQUIREMENTS SET FORTH IN CHAPTER 21.64 (TRANSPORTATION DEMAND MANAGEMENT), WHICH REQUIREMENTS ARE SUMMARIZED IN TABLE 25 1 AS FOLLOWS:

**Table 25-1
 Transportation Demand Management Ordinance Requirements**

TDM Requirements	New Nonresidential Development		
	25,000+ Square Feet	50,000+ Square Feet	100,000+ Square Feet
Transportation information area	*	*	*
Preferential carpool/vanpool parking		*	*
Parking designed to admit vanpools		*	*
Bicycle parking		*	*
Carpool/vanpool loading zones			*
Efficient pedestrian access			*
Bus stop improvements			*
Safe bike access from street to bike parking			*
Transit review	For all residential and nonresidential projects subject to EIR		

Not Applicable: The proposed project is under 25,000 square feet of new non-residential development and will be exempt from TDM requirements.

CONDITIONS OF APPROVAL

200 W. Ocean Boulevard

Application No. 1503-22

October 15, 2015

1. Approved under this permit are Site Plan Review and Local Coastal Development Permit requests in conjunction with the adaptive reuse of the Verizon building from principal office occupancy to 86 residential units, including the construction of 8 new residential dwelling units added above the existing eight-story building, located at 200 W. Ocean Boulevard in the Downtown Shoreline Planned Development District (PD-6).
2. This permit and all development rights hereunder shall terminate one year from the effective date (21 days after the Local Final Action Date) of this permit unless construction is commenced or a time extension is granted based on a written and approved request submitted prior to the expiration of the one year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
3. This permit shall be invalid if the owner(s) and/or applicant(s) have failed to return written acknowledgment of their acceptance of the conditions of approval on the *Conditions of Approval Acknowledgement Form* supplied by the Planning Bureau. This acknowledgment must be submitted within 30 days from the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date).

Special Conditions:

4. Victory Park, in front of the Verizon building, shall be restored to the extent feasible, to a public park at Ocean Boulevard grade.
5. The applicant shall maintain at total of 129 parking spaces at all times, and no parking spaces shall be leased for rented to off-site businesses or residents. All residential parking shall be marked by unit number, and all commercial parking spaces shall be marked by business name.
6. The electrical transformer that is required to be relocated from the rooftop to the ground floor shall be placed outside of Victory Park, and screened from the nearest public right-of-way to the satisfaction of the Director of Development Services.
7. The entry gate to the parking structure on Ocean Boulevard shall be modified to a modern electronic gate to the satisfaction of the Director of Development Services. Signage shall be provided to direct residents and guests to the primary entryway.
8. New building identification signage, appropriate to the building shall be

Conditions of Approval
200 W. Ocean Boulevard
Application No. 1503-22
October 15, 2015

approved through a Sign Program prior to approval of a building permit. All new or modified building signage shall be subject to the approved Sign Program criteria and receive sign permit approvals prior to installation.

9. Individual commercial tenants shall obtain building permits, as necessary, for proposed tenant improvements prior to the issuance of their respective business license.
10. Required Victory Park landscaping improvements shall be reviewed and approved by the Staff Site Plan Review Committee prior to the issuance of a building permit.
11. Reflective glass with reflectivity greater than fifteen percent (15%) is discouraged.

Standard Conditions:

12. If, for any reason, there is a violation of any of the conditions of this permit or if the use/operation is found to be detrimental to the surrounding community, including public health, safety or general welfare, environmental quality or quality of life, such shall cause the City to initiate revocation and termination procedures of all rights granted herewith.
13. In the event of transfer of ownership of the property involved in this application, the new owner shall be fully informed of the permitted use and development of said property as set forth by this permit together with all conditions that are a part thereof. These specific requirements must be recorded with all title conveyance documents at time of closing escrow.
14. This approval is required to comply with these conditions of approval as long as the use is on the subject site. As such, the site shall allow periodic re-inspections, at the discretion of City officials, to verify compliance. The property owner shall reimburse the City for the inspection cost as per the special building inspection specifications established by City Council (Sec. 21.25.412, 21.25.212).
15. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Department of Development Services. These conditions must be printed on the site plan or a subsequent reference page.
16. The Director of Development Services is authorized to make minor modifications to the approved design plans or any of the conditions of approval if such modifications shall not significantly change/alter the approved design/project. Any major modifications shall be reviewed by the Zoning Administrator or Planning Commission, respectively.
17. The property shall be developed and maintained in a neat, quiet, and orderly

Conditions of Approval
200 W. Ocean Boulevard
Application No. 1503-22
October 15, 2015

condition and operated in a manner so as not to be detrimental to adjacent properties and occupants. This shall encompass the maintenance of exterior facades of the building, designated parking areas serving the use, fences and the perimeter of the site (including all public parkways).

18. Any graffiti found on site must be removed within 24 hours of its appearance.
19. As a condition of any City approval, the applicant shall defend, indemnify, and hold harmless the City and its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void, or annul the approval of the City concerning the processing of the proposal/entitlement or any action relating to, or arising out of, such approval. At the discretion of the City and with the approval of the City Attorney, a deposit of funds by the applicant may be required in an amount sufficient to cover the anticipated litigation costs.



CITY of LONG BEACH NOTICE of EXEMPTION

DEPARTMENT OF DEVELOPMENT SERVICES | PLANNING BUREAU
333 W. OCEAN BLVD., 5TH FLOOR, LONG BEACH, CA 90802
(562) 570-6194 FAX (562) 570-6068
lbs longbeach.gov

TO: [] Office of Planning & Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: Department of Development Services
333 W. Ocean Blvd, 5th Floor
Long Beach, CA 90802

[] L.A. County Clerk
Environmental Filings
12400 E. Imperial Hwy. 2nd Floor, Room 2001
Norwalk, CA 90650

Categorical Exemption CE- 15-145

Project Location/Address: 200 W. OCEAN BLVD. LONG BEACH, CA 90802
Project/Activity Description: ADAPTIVE RE-USE / CONVERSION OF AN EXISTING
NINE-STORY OFFICE BUILDING TO 94 RESIDENTIAL UNITS AND
GROUND LEVEL COMMERCIAL / AMENITY SPACE. PROJECT PROPOSES
TWO ADDITIONAL LEVELS ON BUILDING, ELEVATED STORIES TOTAL.

Public Agency Approving Project: City of Long Beach, Los Angeles County, California

Applicant Name: Meiao Investments, LLC

Mailing Address: c/o JR van Dijs, Inc., 425 E. 4th Street, Unit E, Long Beach, CA 90802

Phone Number: (562) 436-5200

Applicant Signature: [Signature]

BELOW THIS LINE FOR STAFF USE ONLY

Application Number _____ Planner's Initials _____

Required Permits: _____

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH
STATE GUIDELINES SECTION 15301, Class 1, Existing Facilities

Statement of support for this finding: Conversion of existing building
from office to residential
land use with no expansion
of floor area

Contact Person: Craig Chalfant
Signature: [Signature]

Contact Phone: 562-570-6368
Date: 10/7/15