



# CITY OF LONG BEACH

## DEPARTMENT OF PUBLIC WORKS

# C-25

333 WEST OCEAN BOULEVARD • LONG BEACH, CA 90802 • (562) 570-6383 • FAX (562) 570-6012

October 3, 2017

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

### RECOMMENDATION:

Find that all requirements of the final subdivision map for the construction of a four-story, 56-unit condominium complex with 40 hotel rooms have been satisfied; approve the final map for Tract No. 68942, located at 2010 East Ocean Boulevard; authorize the City Manager, or designee, to execute subdivision agreements; and,

Accept Negative Declaration ND 24-07. (District 2)

### DISCUSSION

In accordance with Long Beach Municipal Code Chapter 20.16, State of California Government Code Section 66458, and applicable local subdivision ordinances and subsequent rulings, a final subdivision map conforming to State Subdivision Map Act requirements shall be approved by the City Council. The subdivider, Silversands Properties USA, Inc., has submitted a duly certified final map of Tract No. 68942, which is in conformance with the conditions and requirements placed on the tentative map approved by the Planning Commission on September 6, 2007.

Silversands Properties USA, Inc., requests to subdivide the 1.48-acre parcel located at 2010 East Ocean Boulevard for the construction of a four-story, 56-unit condominium complex with 40 hotel rooms, location shown on the attachment (Exhibit A).

Subdivision agreements providing for the off-site improvements, conditioned on this development, have been prepared. In accordance with the California Environmental Quality Act (CEQA), Negative Declaration ND 24-07 was issued for the project (Exhibit B).

This matter was reviewed by Deputy City Attorney Linda T. Vu on September 8, 2017 and by Budget Analysis Officer Julissa José-Murray on September 12, 2017.

### TIMING CONSIDERATIONS

City Council action on this matter is requested on October 3, 2017, to allow the developer to complete the tract development prior to expiration of the Tentative Map on October 3, 2017.

FISCAL IMPACT

A subdivision processing fee of \$11,820 was deposited in the General Fund (GF) in the Public Works Department (PW). There is no local job impact associated with this recommendation.

**SUGGESTED ACTION:**

Approve recommendation.

Respectfully submitted,



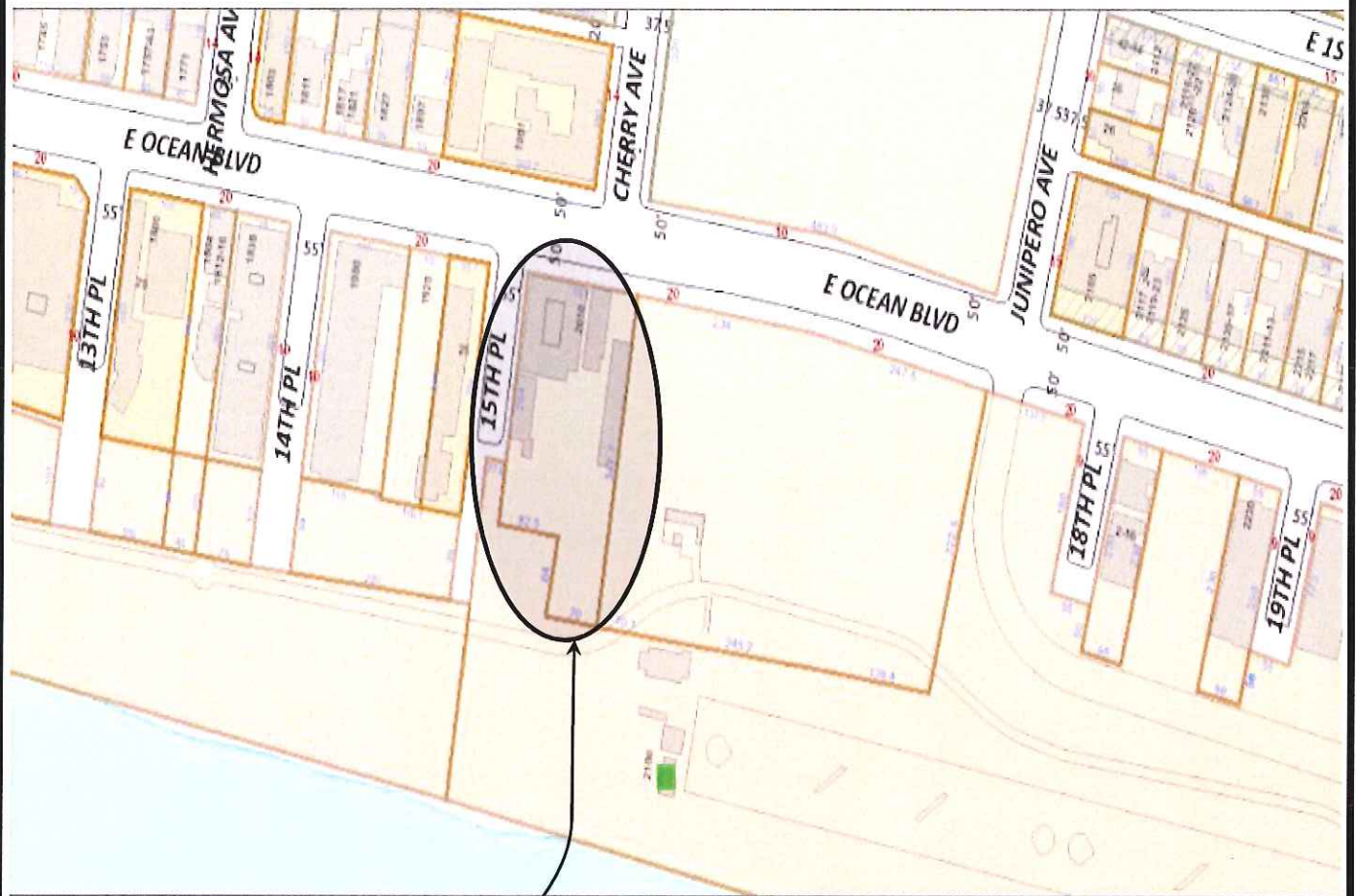
CRAIG A. BECK  
DIRECTOR OF PUBLIC WORKS

APPROVED:

  
\_\_\_\_\_  
PATRICK H. WEST  
CITY MANAGER

CB:SC:EL:JH:BP:LA:DB  
P/CL/SUB PM 68942 CL.DOC

ATTACHMENTS: - EXHIBIT A - VICINITY MAP  
- EXHIBIT B - PLANNING COMMISSION MINUTES - NEGATIVE DECLARATION (ND 24-07)



**SITE LOCATION**

**VICINITY MAP**

**SCALE: NONE**

**CITY OF LONG BEACH - CALIFORNIA  
DEPARTMENT OF PUBLIC WORKS, ENGINEERING BUREAU**

**TRACT MAP 68942  
2010 EAST OCEAN BOULEVARD**

**EXHIBIT A**

## Exhibit B

### C I T Y   P L A N N I N G   C O M M I S S I O N   M I N U T E S

S E P T E M B E R   6,   2 0 0 7

The regular meeting of the City Planning Commission and public hearing convened on September 6, 2007, at 5:00pm in the City Council Chambers, 333 W. Ocean Boulevard, Long Beach, CA.

**PRESENT: COMMISSIONERS:** Leslie Gentile, Charles Greenberg,  
Morton Stuhlbarg, Matthew Jenkins,  
Melanie Smith, Phil Saumur

**ABSENT: EXCUSED:** None

**CHAIRMAN:** Leslie Gentile

**STAFF MEMBERS PRESENT:** Suzanne Frick, Director  
Greg Carpenter, Planning Manager  
Angela Reynolds, Advance Planning  
Carolyn Bihn, Zoning Officer  
Jeff Winklepleck, Planner  
Jaime Ustin, Planner  
Larry Rich, Planner

**OTHERS PRESENT:** Mike Mais, Deputy City Attorney  
Marcia Gold, Minutes Clerk

### P L E D G E   O F   A L L E G I A N C E

The pledge of allegiance was led by Commissioner Jenkins.

### S W E A R I N G   O F   W I T N E S S E S

### C O N T I N U E D   I T E M S

1. **Case No. 0606-08, Conditional Use Permit, Standards Variance, ND 23-07**

Applicant: The Albert Group Architects  
Subject Site: 3711 Long Beach Blvd. (Council District 8)  
Description: Certification of Negative Declaration (ND 23-07) and approval of a Site Plan Review, a Conditional Use Permit and a Standards Variance to allow the construction of a 233 space parking garage with a front yard (Locust Avenue) setback of 10'0'' (instead of not less than 20'0'').

Jeff Winklepleck presented the staff report recommending approval of the requests since the proposed project is unique and attractively designed, and because operational conditions of approval will ensure it has minimal negative impacts on adjacent land uses.

Frank Menlo, President, Century Quality Management, 2900 W. Lincoln, Anaheim, property manager, stated they needed the extra parking created by the diminished setback in order to attract tenants.

In response to a query from Commissioner Greenberg about the current blighted appearance of the building, Mr. Menlo stated that they were awaiting approval of their plans to repair both the exterior and interior areas.

Chairman Gentile expressed concern about the building not meeting the code setback in such a low-scale residential area.

Steve Albert, Albert Group Architects, stated that the reduced setback allowed the removal of some originally planned tandem parking spaces.

John Deats, 3600 Pacific Avenue, objected to the project and claimed that his research of the building's history had revealed that it had been built over strenuous neighborhood objections and that the setbacks and valet parking design had been created in response to this opposition. Mr. Deats also stated that the applicant owned the neighboring property and could turn it into a parking garage for the project.

Mike Kowal, 3756 Pine Avenue, also spoke against the application, saying that the building was a poorly maintained neighborhood eyesore and he did not feel confident an approval would change that in the future. Mr. Kowal added that he felt there were many negative impacts on the neighborhood that had not been addressed in the Negative Declaration, including the safety danger of a single entrance and exit.

Joseph Hoffman, 3722 N. Western Place, adjacent resident, also spoke against the project saying that he was concerned by the blighted nature of the building and felt the new owner should prove his intent to be a good neighbor by improving his attitude towards property improvements.

Andy Perez, 3718 N. Western Place, neighbor, agreed with the previous speakers, adding that he was concerned the applicant

was more focused on additional parking then on upgrading the building.

Commissioner Jenkins said he was mostly concerned about the effects of light and noise of the neighborhood, and commented that he understood that the applicant was trying to bring business into the City but that the project had to be planned carefully with curbside appeal and without offending the neighbors.

Commissioner Greenberg said he felt that if mature trees were planted it would screen the parking structure, and that stringent, enforceable conditions were needed with oversight by the neighbors.

In response to queries from Commissioner Stuhlbarg, Mr. Menlo listed his improvements to the building in the seven years he has owned it, and added he intends on pursuing a better tenant based on planned improvements.

Chairman Gentile said she wanted to see a comprehensive property plan to understand the overall effect of structures on the two adjacent lots owned by the applicant.

Mr. Menlo claimed that it was financially more viable to keep the parking in its current location, and that he would only make money off his investment if it were upgraded.

Commissioner Stuhlbarg remarked that if the applicant was going to spend money to upgrade the property, it could only improve the neighborhood as mitigated.

Commissioner Stuhlbarg moved to certify Mitigated Negative Declaration ND 23-07 and to approve the Site Plan Review, Conditional Use Permit and Standards Variance, subject to conditions.

Commissioner Greenberg contended that he felt there a clash between the high-density aspect of the building next to the single-family neighborhood, but he felt confident leaving it to staff to ensure that the appropriate materials and style were used on the second parcel rather than bring the two back together.

Commissioner Greenberg seconded the motion.

Commissioner Saumur recognized the commercial aspect of the structure and its right to survive and change to be profitable, but he expressed concern about the scale of the building in the residential area, saying he preferred that both lots be used in tandem to keep the project within code.

Commissioner Jenkins observed that the building owner had been remiss in not reaching out to the neighborhood to explain the project.

Commissioner Jenkins made a substitute motion to continue the item to the October 18, 2007 meeting to allow the applicant to revise the plans to illustrate all of the planned improvements. Commissioner Saumur seconded the motion.

Chairman Gentile agreed it would be better to combine the two lots since the variance was not appropriate so close to single-family residences, and she suggested the applicant pursue more efficient options.

Commissioner Greenberg asked staff to meet with the applicant to discuss options like internal parking and not to allow a Certificate of Occupancy until the building improvements were completed.

The question was called and the motion passed 4-2 with Commissioners Stuhlbarg and Gentile dissenting.

## **R E G U L A R    A G E N D A**

### **2.    Case No. 0602-14, Site Plan Review**

Applicant:        Christine Edwards Acting Airport Bureau Mgr.  
Subject Site:    4100 Donald Douglas Dr. (Council District 5)  
Description:     Site Plan Review for the parking structure  
                     associated with the Long Beach Terminal Area improvement  
                     project.

Jeff Winklepleck presented the staff report recommending approval of the Site Plan since the project is consistent with the intent of the Land Use Element of the General Plan; maximizes the safety and security of passengers, visitors and tenants; maintains and enhances the current character of the terminal building; and will serve the parking demands of the airport to eliminate dependence on off-site resources.

Christine Edwards, Acting Airport Bureau Manager, presented renderings of the parking structure showing design changes and a list of sustainable features to be included in the project.

Commissioner Smith commented that even with the design changes, the structure seemed larger and still very monolithic.

Commissioner Jenkins remarked he felt the structure looked better with the design changes and he moved to approve the Site Plan Review subject to conditions.

Commissioner Greenberg agreed the structure was huge and monolithic and suggested trying other solutions like flipping the hotel and parking sites. Mr. Greenberg pointed out that the City will have to live with this for a long time, and added that he was not satisfied that all possibilities for design and placement had been exhausted and as a result he could not support the motion.

Chairman Gentile agreed, noting there had always been frustration on the part of the Commission with the size of the building and lack of an overall master airport property plan, and that they had not received the project for review until after the original design and size were determined by the EIR. Ms. Gentile declared that a huge building in front of the iconic terminal was not the solution for a project of this scale, and she could not support the motion either.

Commissioner Saumur seconded the motion, saying there always seemed to be large parking structures in front of airports.

Commissioner Greenberg expressed frustration that the project could not be sent back for a re-design even though the Commission had always asked that the structure be moved off the main street or broken up to accommodate non-airport parking.

Ms. Edwards responded that less than ten percent of the structure would be used for non-airport parking, and that there is still a large empty parcel earmarked for future development between the structure and Lakewood Blvd. She added that the terminal is designed for passenger convenience and would decrease or eliminate the use of environmentally unfriendly shuttle buses. Ms. Edwards pointed out that the sight lines from Donald Douglas Drive to the terminal were preserved and there was no remaining space on the airport campus available for the building.



Commissioner Smith commented that the project looked like the lowest common denominator of a design solution and said she felt the appliqué-style features did not relate to the street.

Christine Anderson, Public Works Director, stated that the parking structure was intended to service the anticipated airport passenger loads once all 25 commuter flights begin.

The question was called, and the motion failed 3-3, with Commissioners Gentile, Greenberg and Smith dissenting.

Mr. Mais noted that without a definitive vote, the application was denied. The applicant can appeal directly to the City Council.

**3. Case No. 0604-08, Local Coastal Development Permit, Site Plan Review, Tentative Tract Map, ND 24-07**

Applicant: Ocean Boulevard Long Beach LLC  
c/o Ian Ellis  
Subject Site: 2010 E. Ocean Blvd. (Council Dist. 2)  
Description: Request for certification of a Negative Declaration (ND 24-07) and approval of a Local Coastal Development Permit, Site Plan Review and a Tentative Tract Map to allow the construction of a four-story 56-unit residential condominium complex and 40 hotel rooms.

Jeff Winklepleck presented the staff report recommending approval of the requests since the proposal is consistent with the Planned Development District; will provide increased home ownership opportunities; is attractively designed and because no negative environmental impacts are anticipated or identified.

Mr. Carpenter noted that Commissioner Jenkins had a conflict of interest due to the proximity of his residence to the site.

Pamela Sapetto, applicant representative, outlined how they had changed the project design in response to community input.

Michael Bond, Senior Designer, Studio 111, presented photos of the site showing how they had addressed concerns about traffic, security and pedestrian access to the beach and park.

George Romo, 2027 Appleton Street, Vice President, Alamitos Beach Neighborhood Association, said the developer had been very cooperative and he expressed support for the project on behalf of his board.

Maria Giese, 1901 E. Ocean Blvd., said she thought the building design was elegant, but had concerns about resulting traffic and parking problems.

Kerrie Alley, 279 Park Avenue, said she opposed the project because she felt the environmental study was inadequate and that traffic flow would be negatively impacted.

Dave Roseman, City Traffic Engineer, said that their studies indicated the project would only increase the traffic by 30 cars at peak times, and would actually increase safety through the required improvements to the adjacent intersection.

Terry Ghio, 25-15<sup>th</sup> Place #802, area resident, expressed delight with the design saying she would only be happier if the overall project was smaller and the entrance on Ocean.

Brian Ulaszewski, 111 W. Ocean Blvd., 21<sup>st</sup> Floor, project designer, discussed the conditions of approval relating to construction staging.

Melissa Wyss, 25-15<sup>th</sup> Place #6, expressed concern about noise, traffic and the impacts of construction, and said she believed that the project would negatively impact the value of their units.

Commissioner Greenberg congratulated the developer on the project saying it was the perfect use for the site with the least impact on its neighbors.

Commissioner Greenberg moved to certify Negative Declaration ND 24-07 and to approve the Local Coastal Development Permit, Site Plan Review and Tentative Tract Map No. 0688942 subject to revised conditions. Commissioner Stuhlbarg seconded the motion which passed 5-0. Commissioner Jenkins had recused himself from voting.

#### **4. Case No. 0706-17, Conditional Use Permit, CE 07-185**

Applicant: Alejandro F. Yarbrough  
Subject Site: 724 E. Anaheim Street (Council Dist. 6)  
Description: Establishment of a tattoo parlor in an existing commercial building.

Jaime Ustin presented the staff report recommending approval of the Conditional Use Permit since the tattoo studio use subject to the conditions of approval would not be detrimental to the surrounding community.

Alejandro Yarbrough, 724 E. Anaheim Street, applicant and owner of Dream Jungle Tattoo, explained that he planned to improve the building's exterior, and promised he would not service underage clients.

In response to a query from Commissioner Saumur regarding the area's project area committee (PAC), Mr. Yarbrough stated he had addressed the group at its last meeting.

Virgil Wade, 1973 Line Avenue, area resident, stated he had attended the PAC meeting and felt the committee members did not support the establishment of a tattoo parlor in that location since it was close to a high school.

Jose Flores, 2480 Pasadena, also spoke in opposition to the application, saying there were already many tattoo parlors in the area.

Gregory Dow, 734-740 E. Anaheim Street, area business owner, said he was also against the tattoo parlor because it would scare away his professional tenants.

Mr. Yarbrough responded that he has all health certifications necessary and carries a high liability policy for the site. He added that his typical client is older and he has a waiting list for his services, so he was not interested in walk-ins.

In response to a query from Commissioner Saumur regarding signage, Mr. Yarbrough said he was planning on displaying a sign with the name of his business.

Commissioner Greenberg said he felt tattoos were undesirable but it was a legal business and an appropriate use, which from a land use perspective, he couldn't see any reason to turn down.

Commissioner Greenberg moved to approve the Conditional Use Permit, subject to conditions.

Commissioner Smith seconded the motion, which passed 5-0.  
Commissioner Jenkins had left the meeting.

5. Case No. Redistricting 07-1

Applicant: City of Long Beach  
Subject Site: Citywide  
Description: Review of the 2006 population estimates by  
City Council District.

Larry Rich presented the staff report recommending transmission of the population estimates to the City Council for use in Councilmanic Redistricting.

Commissioner Stuhlbarg moved to transmit to the City Council the 2006 population estimates by City Council District for use in Councilmanic Redistricting. Commissioner Saumur seconded the motion, which passed 5-0. Commissioner Jenkins had left the meeting.

M A T T E R S F R O M T H E A U D I E N C E

There were no matters from the audience.

M A T T E R S F R O M T H E D E P A R T M E N T O F  
P L A N N I N G A N D B U I L D I N G

Mr. Carpenter announced that the Council had appointed a seventh Commissioner, Charles Durnin, who would start at the next meeting. He also noted that Commissioner Jenkins had been appointed to serve a second term.

M A T T E R S F R O M T H E P L A N N I N G  
C O M M I S S I O N

There were no matters from the Planning Commission.

A D J O U R N

The meeting adjourned at 9:37pm.

Respectfully submitted,

Marcia Gold  
Minutes Clerk