

FINDINGS

Site Plan Review (SPR18-018)
125 Long Beach Boulevard
Application No. 1803-21
October 4, 2018

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:

- 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 Aster Project at 125 Long Beach Boulevard (Project) would improve the surface parking lots totaling approximately 44,870 square feet with an eight-story building containing 218 for-rent apartment units, 7,292 square feet of retail-commercial floor area, and 312 independently accessible parking stalls or 326 tandem parking stalls.

The project site is bounded by Broadway to the north, Waite Court (alley) to the west, Alta Way (alley) to the south, and Long Beach Boulevard to the east. Adjacent uses to the site include the 12-story Pacific Tower mixed-use (commercial/residential) and the three-story American Hotel mixed-use (office/residential) landmark buildings along Broadway, the two-story office building across Long Beach Boulevard, the five-story mixed-use (commercial/residential) building across Waite Court, and a surface parking lot across Alta Way.

The Project's clean, contemporary design is employed consistently throughout the exterior façade of the buildings, which incorporates the use of window transparency and double height storefront systems along Broadway, structural projections, and angled formed columns. The materials and color palette consists of metal, brick, clear glass, smooth cement plaster, tones of whites, grays, and black which all lend itself to the contemporary nature of the building yet complimenting the historic landmarks which the touch of red brick veneer.

The Project site is located in the Height Incentive Area of the Downtown Plan Planned Development District (PD-30). Within the Height Incentive Area, buildings are permitted to stand up to 240 feet tall, or 500 feet with certain sustainability features incorporated into design. The Project's building will have conforming heights of 87'-2". These heights are consistent with the level and intensity of

development intended for the site by the PD-30 zoning document, and will not create outliers in an area that currently contains the 12-story Pacific Tower landmark building (located directly north, across Broadway) and the five-story, mixed-use building (located directly west, across Waite Court.

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 GUIDELINES OR THE GENERAL PLAN;**

Positive Finding

Chapter four of PD-30 contains design standards applicable to all developments and specific standards for mid-rise development projects. These standards address scale, massing, materials, and pedestrian-oriented design. The Project is consistent with all applicable standards and design principles, resulting in a development that fits well within its site and is properly integrated into general community and greater downtown fabric.

The Project's buildings execute a clear and well-expressed design idea to achieve a clean, contemporary aesthetic. Elevations strike a balance between solid and transparent treatments, and durable, high-quality materials are incorporated in the project to ensure project longevity. The massing and design of the Project shows a sensitivity to adjacent buildings especially related to the abutting property to the west American Hotel landmark building which has a clear horizontal datum line splitting the first and second floor which the project site takes cue from and aligns with the window framing of the ground floor retail-commercial spaces. The starting and stopping point of the use of brick veneer treatment starts from the top of the window frame and ends just below the height of where brick area used on the American Hotel ends. The use of the brick veneer treatment itself for this Project pulls from the predominant use of brick siding of the landmark building. The facades utilize massing breaks and projections to achieve visual interest creating by provides to create horizontal breaks from the ground floor and podium levels.

Pedestrian-orientation is achieved through the buildings' zero setbacks on all street frontages and the placement of active street level uses that include fitness and lobby areas in the Pacific Building and lobby, leasing, and retail areas in the Pine Building. These areas feature large, aluminum-framed storefront systems and floor-to-ceiling heights of 15 feet to help define the street and public realm.

The site is located within General Plan Land Use District No. 7 – Mixed Uses. LUD No. 7 intends for combinations of land uses—including high-density residential—

that vitalize sites and give them more importance in the urban structure of the City, and the project is consistent with the intent of LUD No. 7.

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

Positive Finding

The Project site contains limited on-site vegetation and eight existing trees along Alta Way alley. These existing trees are not significant or protected and will be removed in conjunction with Project activities. There is only one street tree that is found on Long Beach Boulevard which will remain untouched. The project will provide a substantial increase of on-site vegetation and various specimen trees consistent with the Downtown Plan. The project will provide six street trees (Tabebuia lpe) on Broadway consistent with the Pine Avenue Streetscape Improvement Plan and six street trees (Washington Robusta) along Long Beach Boulevard. The replacement trees will offer a consistent parkway appearance and be installed, irrigated, and maintained per all applicable City standards.

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

Improvements to the public right-of-way adjacent to the project site will include several dedications and other exactions required by code and conditions of approval to offset the capital improvements to public infrastructure necessary to support this project. These alley dedications along Waite Court and Alta Way, surface dedications along Long Beach Boulevard, and easement for a corner cut-off along Alta Way will create a right of way improvements that will consist of full-width alley, construction of full Americans with Disabilities Act (ADA) sidewalks, and new tree wells, street trees, root barriers, and irrigation systems adjacent to the project site. All of these public improvements are necessary and required to offset the proposed project's impacts from increased use of the public facilities and infrastructure surround that project site that will result from project construction and operation.

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 project contains less than 25,000 square feet of new non-residential development.

6. THE APPROVAL IS CONSISTENT WITH THE GREEN BUILDING STANDARDS FOR PUBLIC AND PRIVATE DEVELOPMENT, AS LISTED IN SECTION 21.45.400.

Per the requirements of Section 21.45.400, the project has been designed to meet the intent of LEED at the certified level. Additionally, bicycle parking is being provided and building rooftops have been designed for solar-readiness.