



Planning Commission

March 4, 2021

**100 East Ocean Boulevard Project
Site Plan Review, Local Coastal Development Permit
Application Number 1803-03**

Project Location



Location – 100 E. Ocean Boulevard

Zoning – Downtown Shoreline Planned Development District (PD-6, Subarea 7)

Site Area – 1.36 acres

Current Development – Temporary Public Art Project (“The Loop”) and a Public Parking Lot

General Plan – LUD No. 7 – Mixed Use District, LUD No. 11 – Open Space

-  Project Site
-  Tidelands/ Coastal Commission Jurisdiction

Existing Conditions



View South from Ocean Boulevard

Existing Conditions



View North from Seaside Way

Site Background



- Constructed in 1919 – 1929
- 1979 Historic Landmark Designation
- Demolished in 1988



- 1927 Pedestrian Subway Tunnel Connection to the Seashore and The Pike
- Closed in 1967 for Ocean Boulevard Widening

Proposed Project



Hotel Project Description

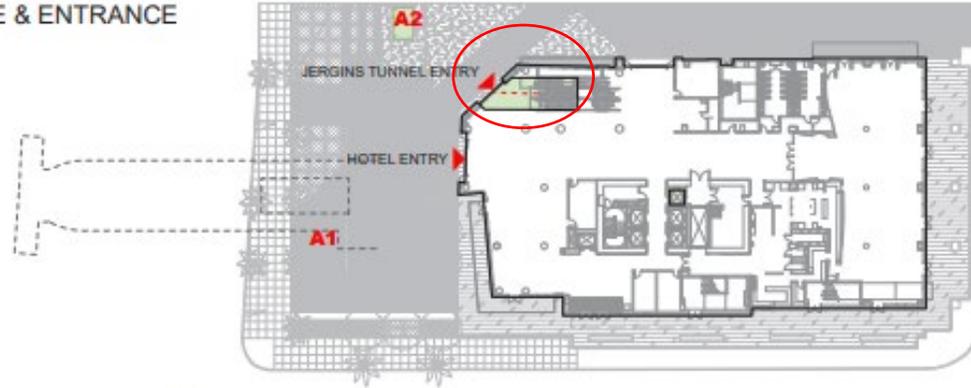
- 30-Story Building (375.5 Feet)
- 429 Hotel Rooms
- 23,512 SF Restaurant Space
- 26,847 SF Meeting and Ballroom Space
- 100% Valet Parking with 151 On-site Parking Spaces and Additional Off-Site Spaces
- Improvements to Victory Park
- Restoration of Jergins Trust Tunnel

Victory Park – Conceptual Plans



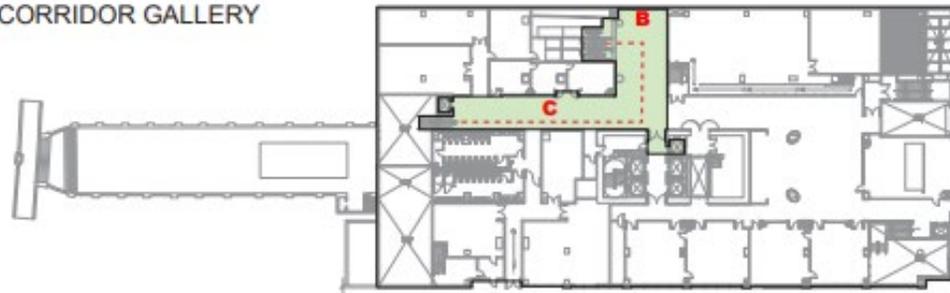
Jergins Trust Tunnel – Conceptual Plans

LEVEL 03 - LANDSCAPE & ENTRANCE



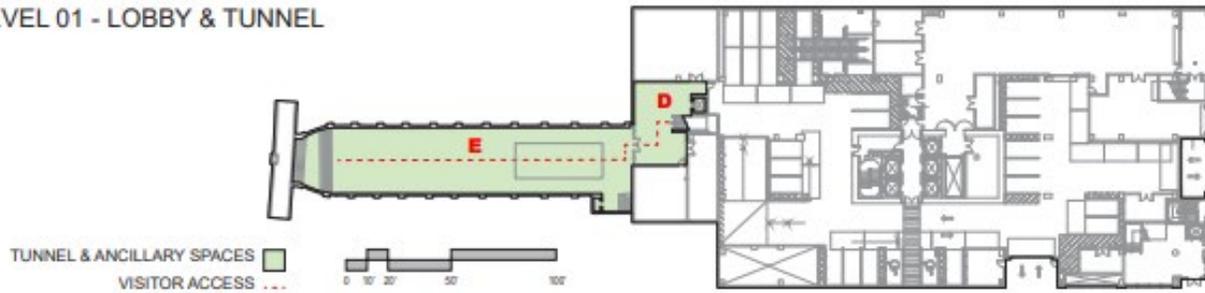
Level 3 - Ocean Boulevard Entrance – Wayfinding Features

LEVEL 02 - LANDING & CORRIDOR GALLERY



Level 2 Escalator Landing & Corridor Gallery

LEVEL 01 - LOBBY & TUNNEL



Level 1 Tunnel Access & Ancillary Spaces

Project Compliance



Project Entitlements

- Site Plan Review
- Local Coastal Development Permit

Downtown Shoreline Plan (PD-6)

- Setback Requirements
- Additional Height Requirements
- Pedestrian Walkway
- Shared Parking Study
- Bird Safe Building Design

California Environmental Quality Act (CEQA)

Environmental Review

An Environmental Impact Report (EIR) has been prepared and made available for public review and comment in accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines.

Mitigation Monitoring and Reporting Program (MMRP)

- Air Quality
- Cultural Resources
- Noise
- Transportation/Traffic

Unavoidable Significant Adverse Impact

- Cumulative On-Site Construction Noise

Statement of Overriding Considerations

- Replace an underutilized site with an economically productive hotel development
- Provide visitor-serving accommodations that supports tourism & business activity
- Provide short- and long-term employment opportunities
- Generate transient occupancy tax
- Create a pedestrian friendly environment through improvements to Victory Park
- Restore and provide public access to the Jergins Trust Tunnel
- Provide a high-quality, signature architectural design that would enhance the downtown skyline

Recommendation

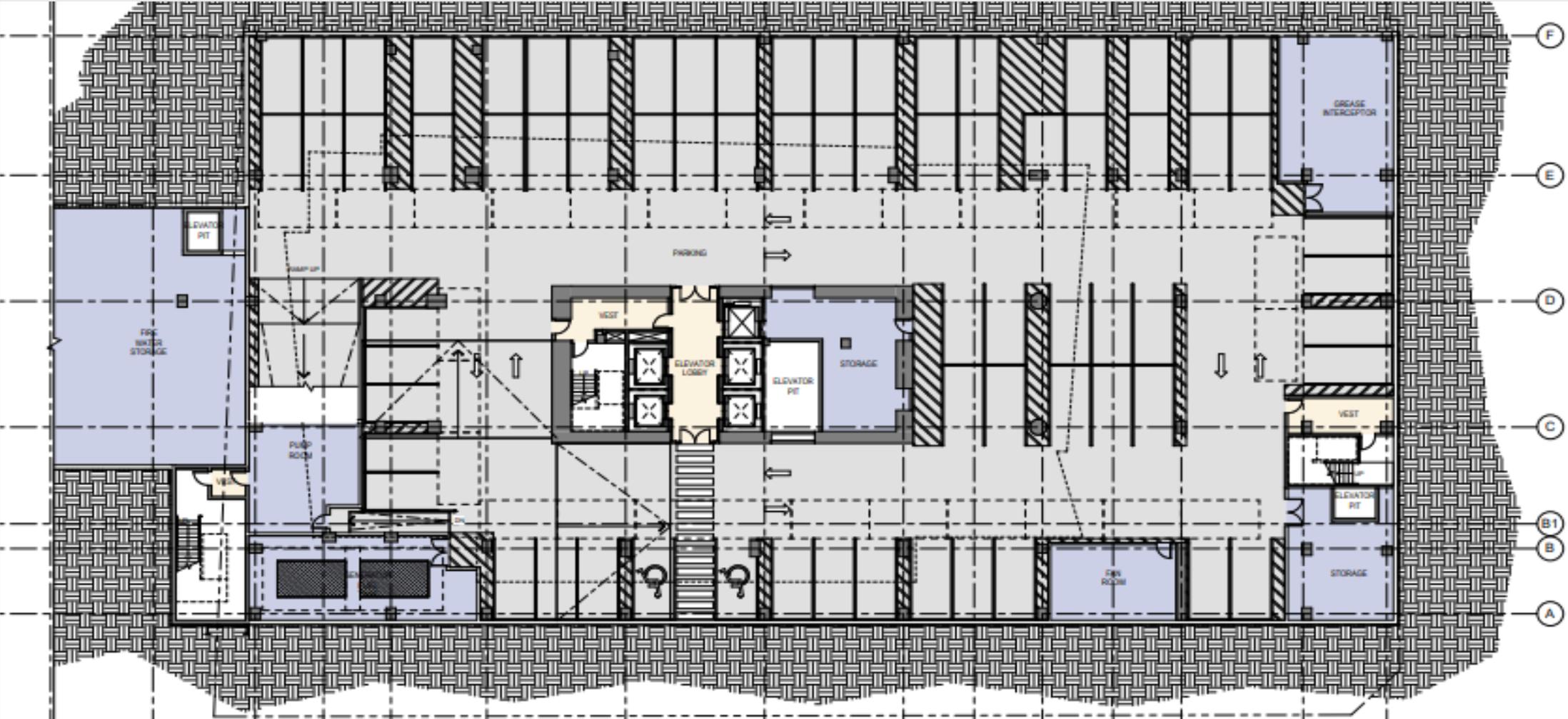
- Adopt a Resolution Certifying Environmental Impact Report (EIR4-20)
- Adopt Findings of Fact and a Statement of Overriding Considerations
- Approve Mitigation Monitoring and Reporting Program
- Approve Site Plan Review
- Approve Local Coastal Development Permit



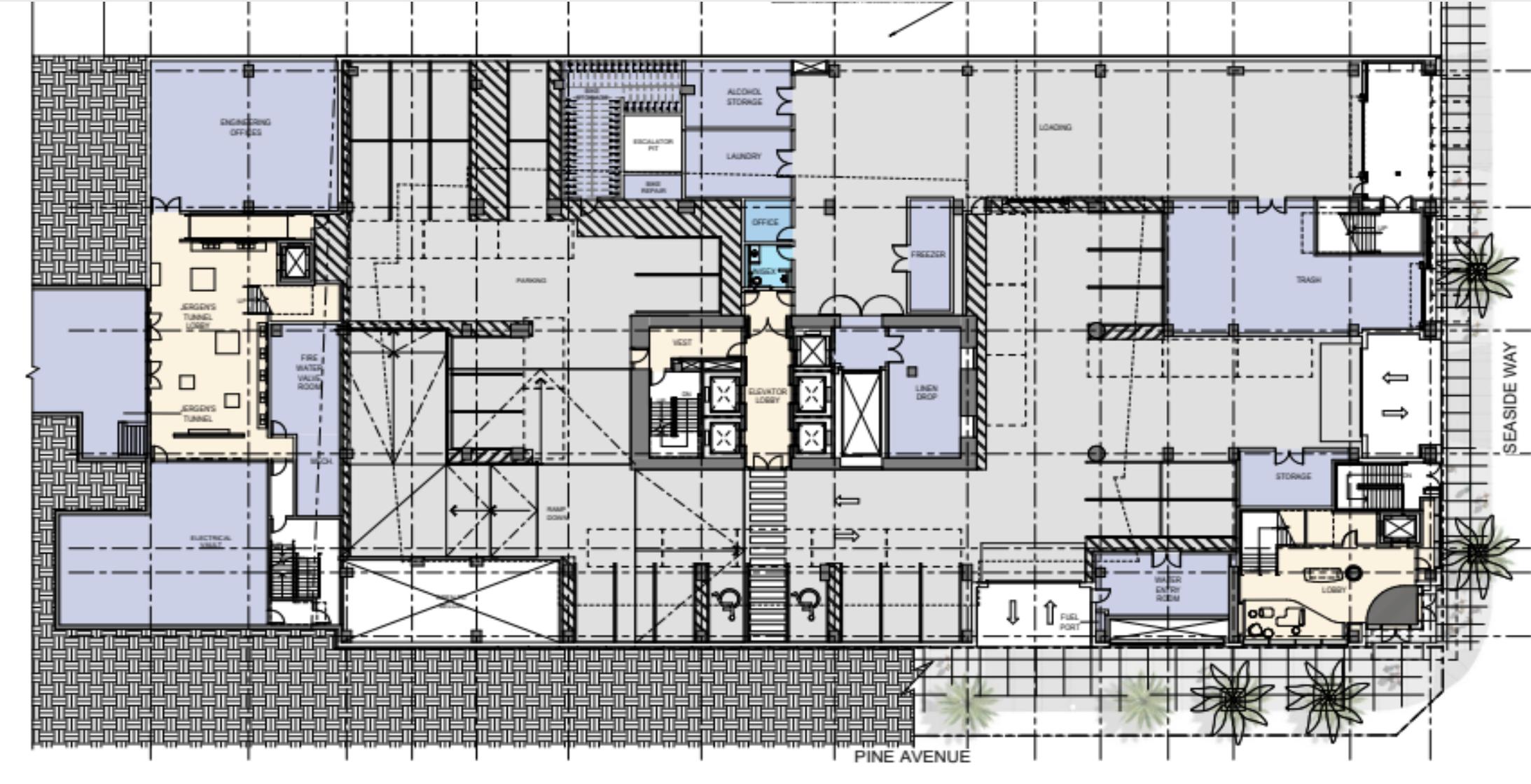
Thank you

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Floor Plans - P1 Level



Floor Plans - Level 1



Floor Plans – Level 2

