



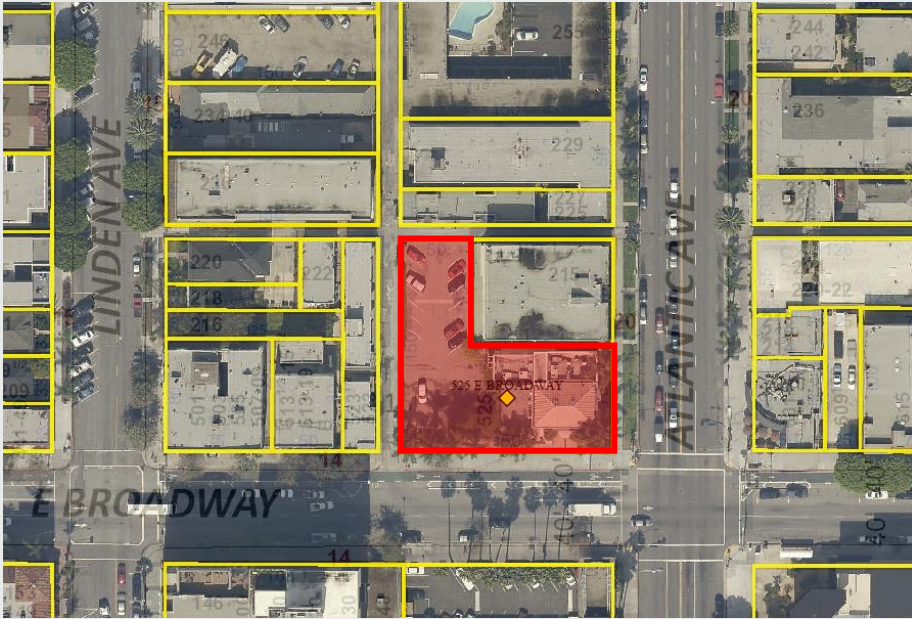
# Planning Commission 525 East Broadway

August 5, 2021

Receive supporting documentation into the record, conclude the public hearing, and consider an appeal filed by Jennifer Celio, Marybeth Wall, Tony Glavis, Gayle Shapiro, Susan Taylor (APL21-004); determine that the project is within the scope of the project previously analyzed as part of the Downtown Plan Program EIR (SCH #2009071006) and warrants no further environmental pursuant to CEQA Guidelines Section 15162; and uphold the Site Plan Review Committee's decision to approve Site Plan Review SPR20-009 to allow the demolition of on-site structures and construction of a seven-story mixed-use building containing 48 dwelling units, 5,090 square feet of ground level commercial uses, and an integrated three-level, 60 stall parking garage, located at 525 East Broadway in the Downtown Plan (PD-30) District. (District 2)

**Application No. 2004-05**

# VICINITY MAP



## Zoning:

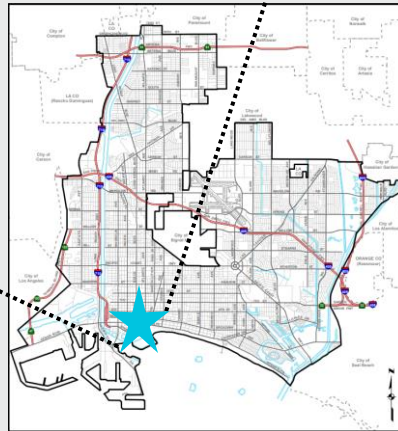
- PD-30 (Downtown Plan) – Height Incentive Area

## General Plan (2019):

- Downtown/DT

## Subject Site:

- 15,052 square feet



# BACKGROUND

- May 6, 2021 – Public Comments at Planning Commission on Non-Agendized Items regarding the Proposed Project
  - May 26, 2021 – Proposed Project approved by Site Plan Review Committee
  - June 4, 2021 – Third Party Appeal Filed
- 
- Coordination Meetings Held Between Applicant and Interested Parties
    - May 24, 2021
    - June 29, 2021
    - July 29, 2021

# EXISTING CONDITIONS (STREET FACING)



# EXISTING CONDITIONS (REAR)



# PROJECT PROPOSAL

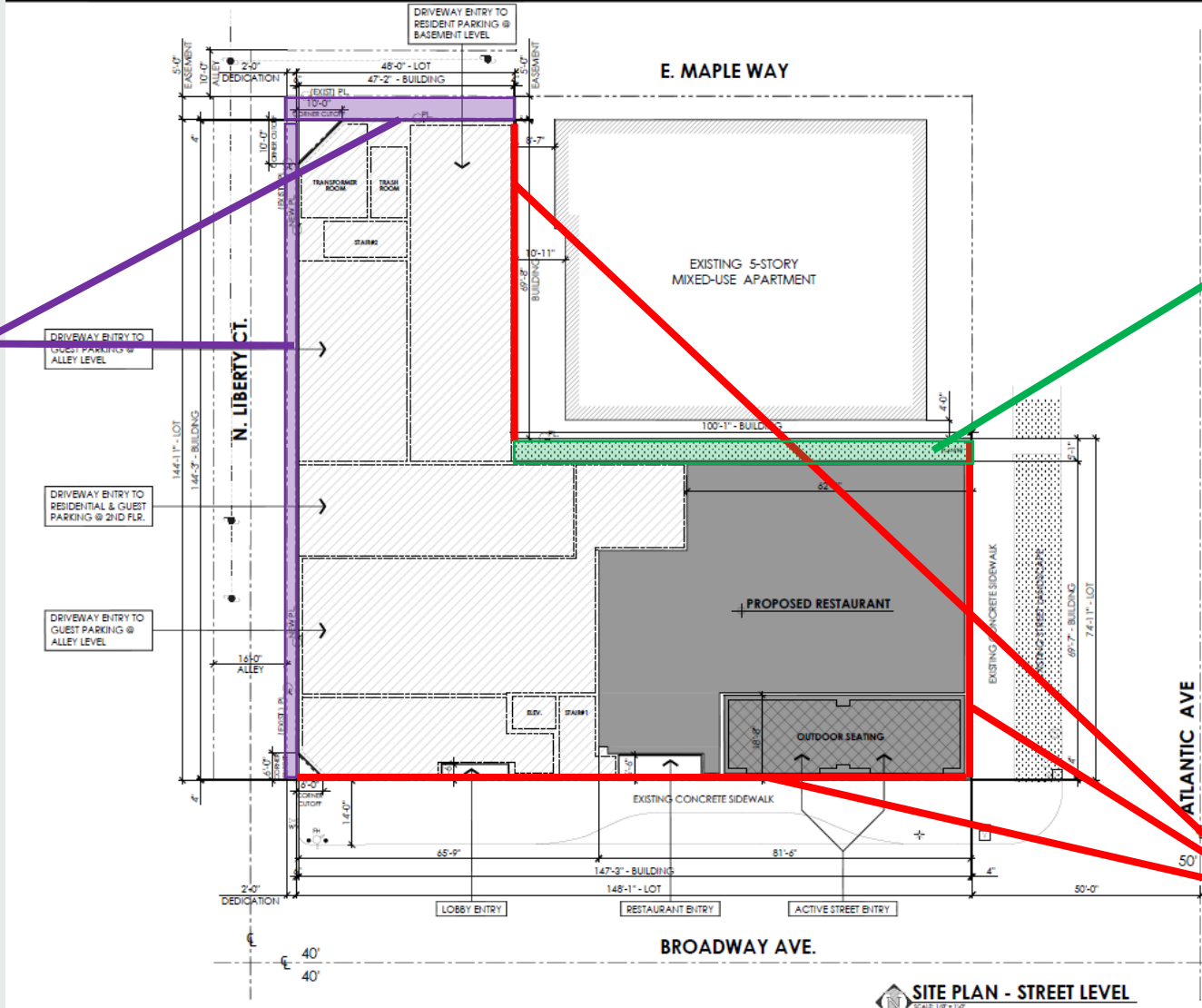


## Overall Project:

- Clear site of existing commercial uses and surface parking lot
- Construction of:
  - 7-story mixed-use building containing 48 dwelling units, 5,090 sq. ft. of retail/restaurant space,
  - 1 level of subterranean parking with two levels of grade/podium parking for a total of 60 parking stalls

# SITE PLAN (STREET LEVEL)

- 10 feet from centerline required
- 10 feet from centerline provided
  - Interior setback of 2 ft at Liberty Ct and 5 ft at Maple Way



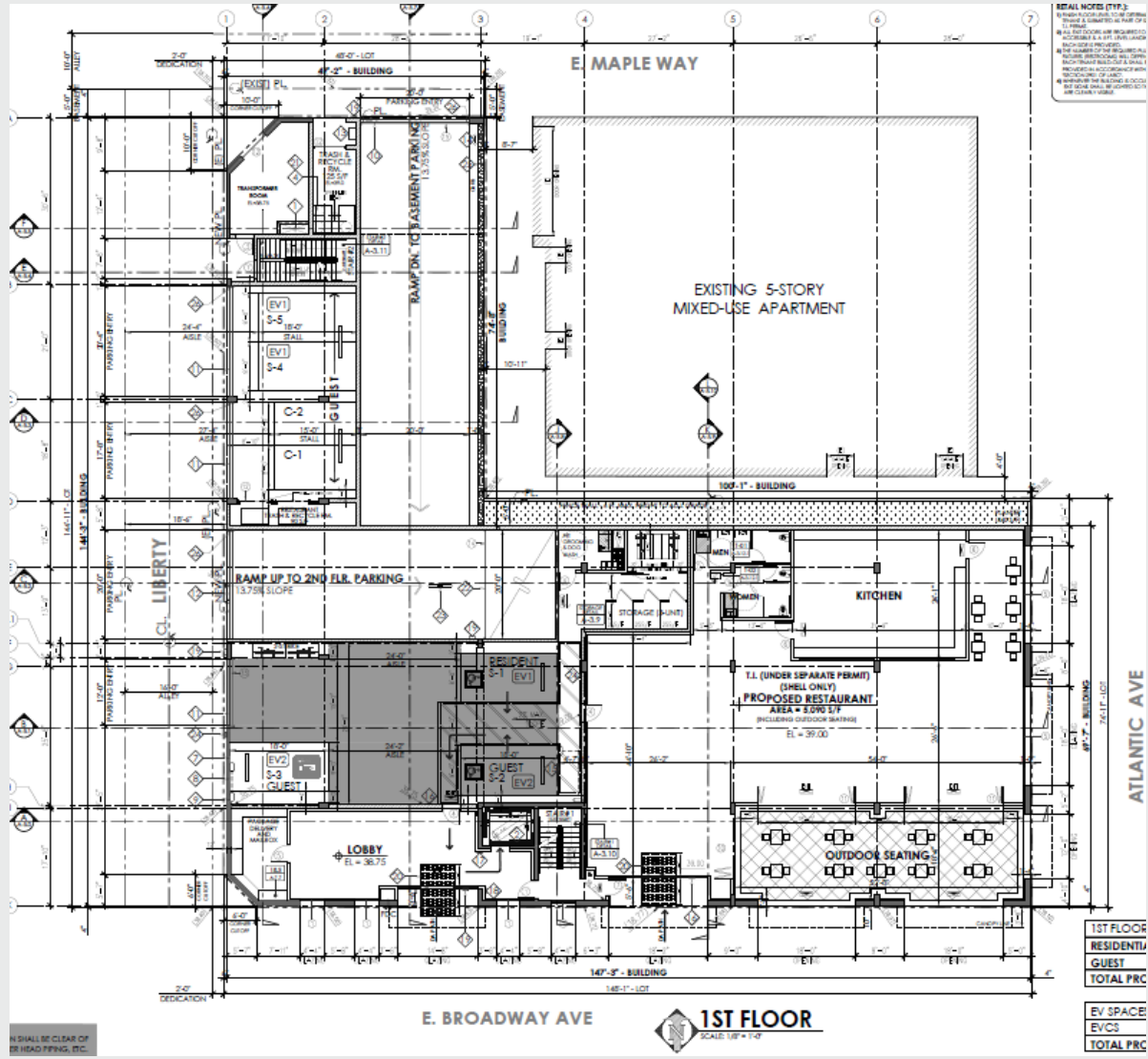
- 5 feet required
- 5 feet provided

- 0-foot build to line
- 4 inches provided

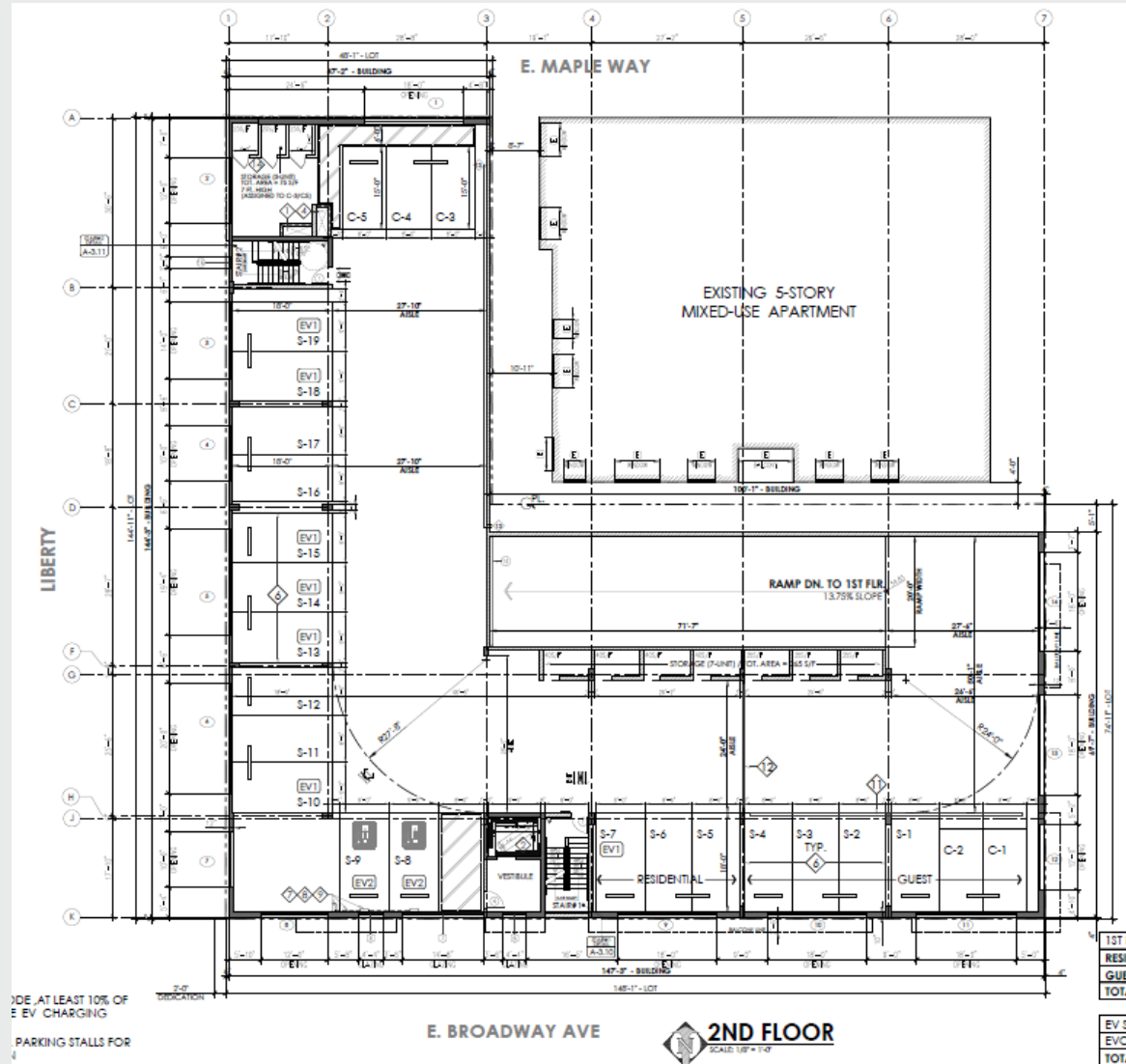




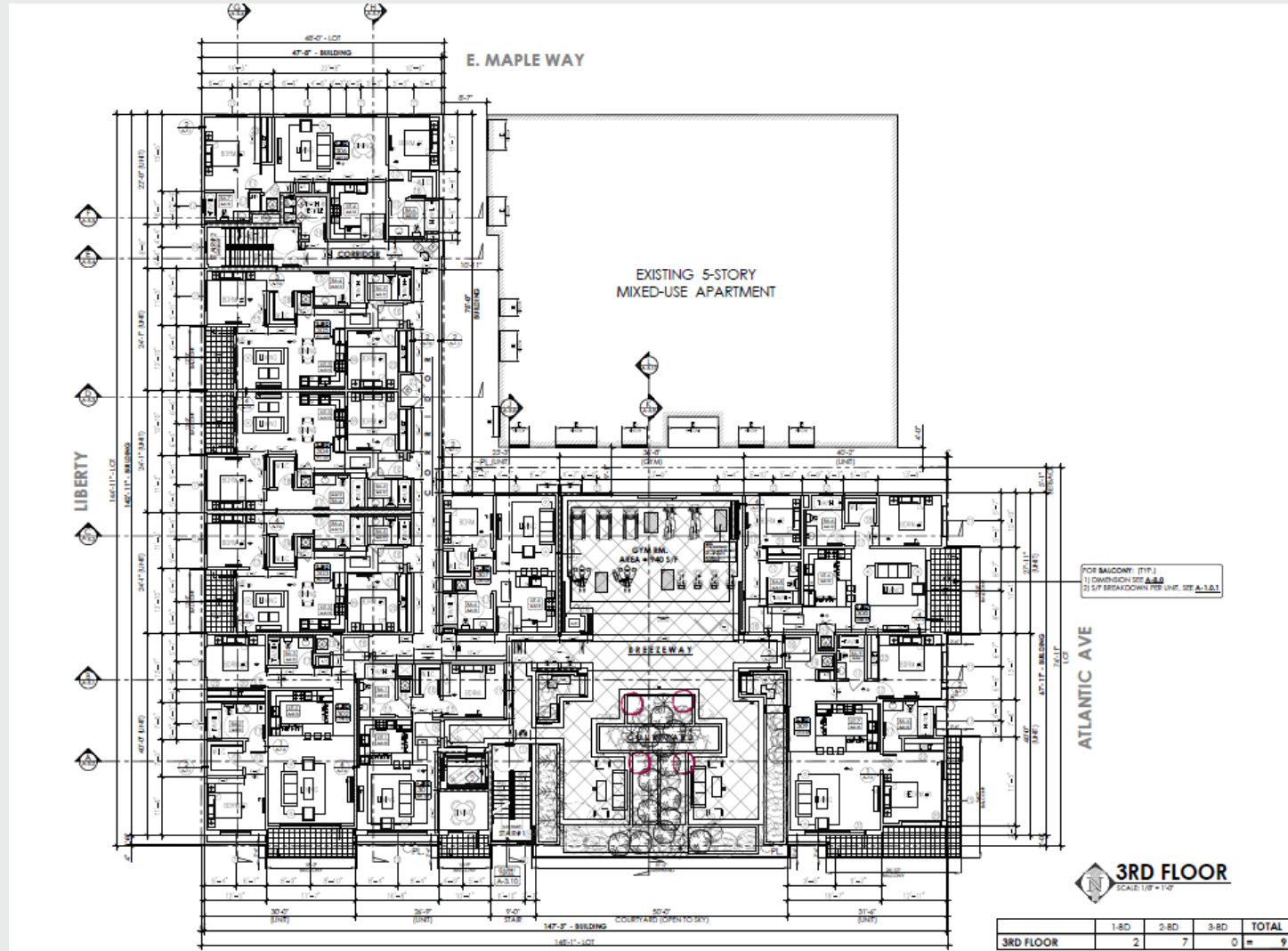
# FLOOR PLAN (GROUND LEVEL)



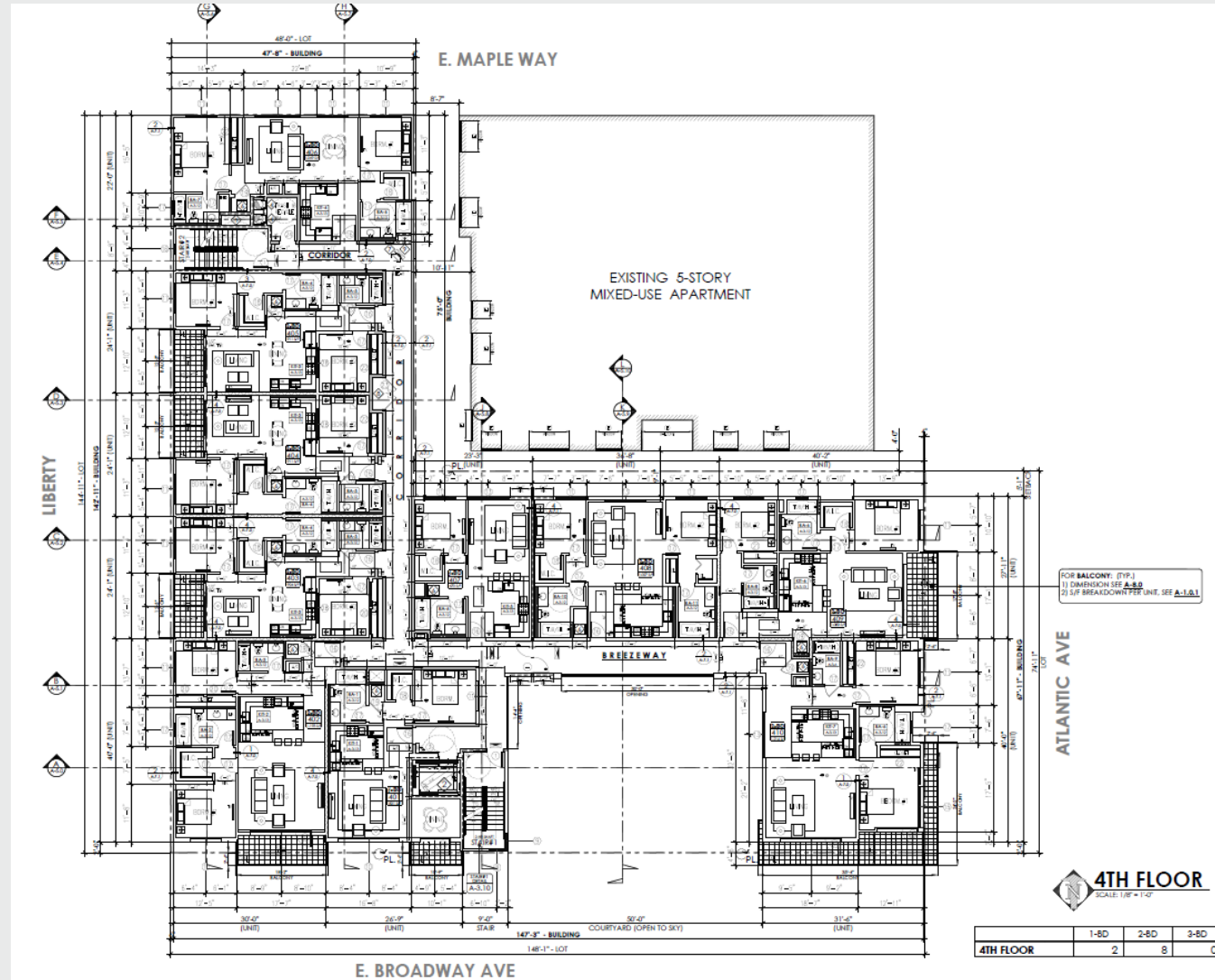
# FLOOR PLAN (2<sup>ND</sup> LEVEL)



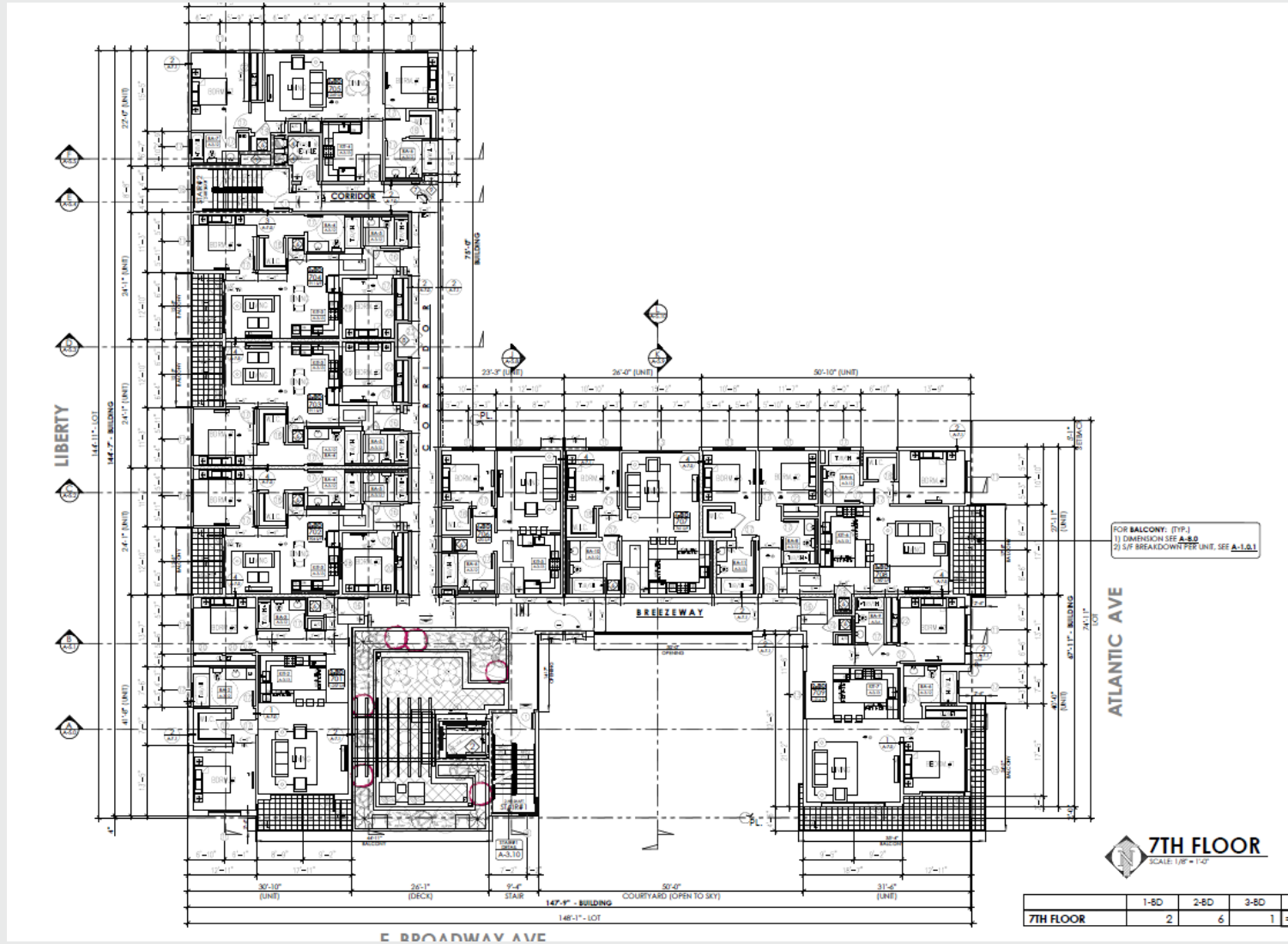
# FLOOR PLAN (3<sup>RD</sup> LEVEL)



# FLOOR PLAN (4<sup>TH</sup> – 6<sup>TH</sup> LEVELS)



# FLOOR PLAN (7<sup>TH</sup> LEVEL)



# RENDERINGS



# RENDERINGS



# COMMUNITY COMMENTS

## At Planning Commission (Non-Agendized Items)

- Privacy
- Natural Air Flows
- Height of Building
- Style of Architecture
- Parking
- Views
- Property Values

## Through staff discussions

- Would like courtyard flipped
- Increased setbacks/stepbacks
- Landscaping
- More parking
- More historic design inspiration

## Appeal

- Desires for the flipped courtyard and/or greater setbacks
- Alternatives to blank wall, landscaping
- Concerns for air quality, construction impacts, and shade and shadow.
- Design concerns



# CONDITIONS OF APPROVAL

## Special Conditions

- Prior to issuance of building permits, an illustrative diagram shall be provided to the Site Plan Review Committee to demonstrate both vertical and horizontal offset of windows facing the 5-story structure at Atlantic Plaza, 215 Atlantic Avenue.
- The windows at the indoor gym shall be frosted or revised to provide the maximum feasible privacy to the adjacent building.
- The 5-foot-wide landscaped setback at the north elevation abutting 215 Atlantic Avenue shall be landscaped with vegetation capable of growing vertically.

# PUBLIC COMMENTS

Six (6) public comments received in response to Planning Commission Noticing. The following topics were included in the comments:

- Concerns related to shade and shadow, air quality, and parking
- Compliance with the Housing Accountability Act
- Concerns with development on the site
- Support for the project

# PROCEDURES AND REGULATIONS

- Projects less than 50 dwelling units are approved at the Site Plan Review Committee level
- Residential and Commercial/Restaurant Uses are allowed by right.
- SB 167 –2017 (Housing Accountability Act)
  - Developments that comply with all "applicable, objective general plan, zoning, and subdivision standards and criteria." Local governments may not disapprove – or even reduce the size of – these types of projects unless they find that the project would have an unavoidable impact on public health or safety that cannot be mitigated in any way other than rejecting the project or reducing its size.
- SB 743 (2013) –
  - Aesthetic and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area shall not be considered significant impacts on the environment.
  - Aesthetics include topics such as shade and shadow.

- This project was analyzed as part of the previously-certified Downtown Plan Program Environmental Impact Report (PEIR).
- An EIR Compliance Checklist (PECC-02-21) was prepared for this project.
- The EIR Compliance Checklist analyzed the proposed project in accordance with the Downtown Plan PEIR and determined that the project will not result in any new significant impacts that exceed those analyzed in the Downtown Plan PEIR.
- The development is subject to the Downtown Plan PEIR Mitigation Monitoring and Reporting Program (MMRP) to ensure compliance with adopted mitigation measures during project implementation.

# RECOMMENDATION

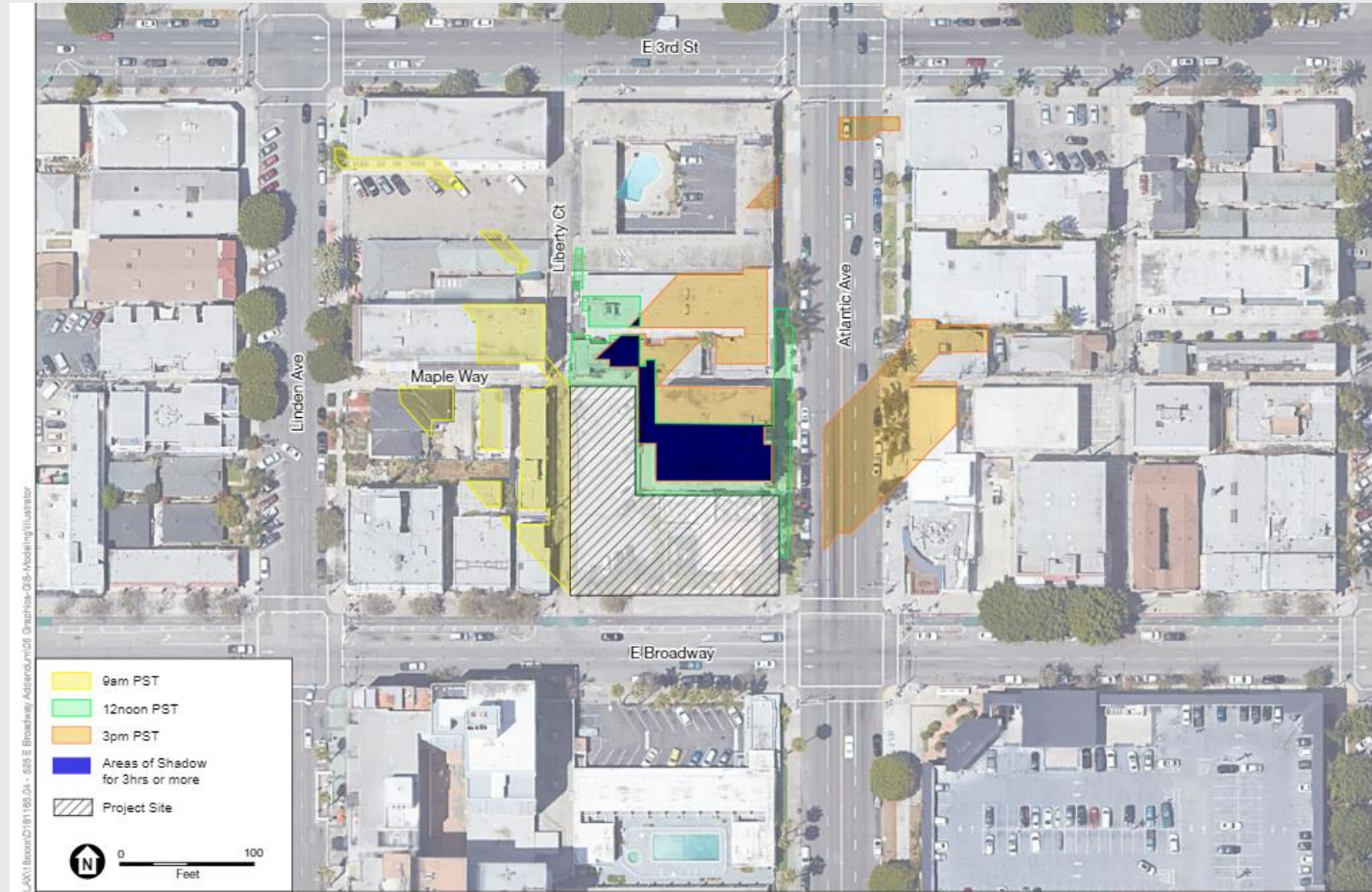
**Receive supporting documentation into the record, conclude the public hearing, and consider an appeal filed by Jennifer Celio, Marybeth Wall, Tony Glavis, Gayle Shapiro, Susan Taylor (APL21-004); determine that the project is within the scope of the project previously analyzed as part of the Downtown Plan Program EIR (SCH #2009071006) and warrants no further environmental pursuant to CEQA Guidelines Section 15162; and uphold the Site Plan Review Committee's decision to approve Site Plan Review SPR20-009 to allow the demolition of on-site structures and construction of a seven-story mixed-use building containing 48 dwelling units, 5,090 square feet of ground level commercial uses, and an integrated three-level, 60 stall parking garage, located at 525 East Broadway in the Downtown Plan (PD-30) District. (District 2)**



Thank you

Maryanne Cronin  
[Maryanne.Cronin@longbeach.gov](mailto:Maryanne.Cronin@longbeach.gov)

# SHADE AND SHADOW



SOURCE: ESA, 2020; Basemap Google Earth, 2020

525 E Broadway Addendum

**Figure 4**  
Winter Solstice (December 21)  
Project Off-Site Shadows



# SHADE AND SHADOW



SOURCE: ESA, 2020; Basemap Google Earth, 2020

525 E Broadway Addendum

**Figure 5**  
Spring Equinox (March 21)  
Project Off-Site Shadows





# SHADE AND SHADOW



# SHADE AND SHADOW



SOURCE: ESA, 2020; Basemap Google Earth, 2020

525 E Broadway Addendum

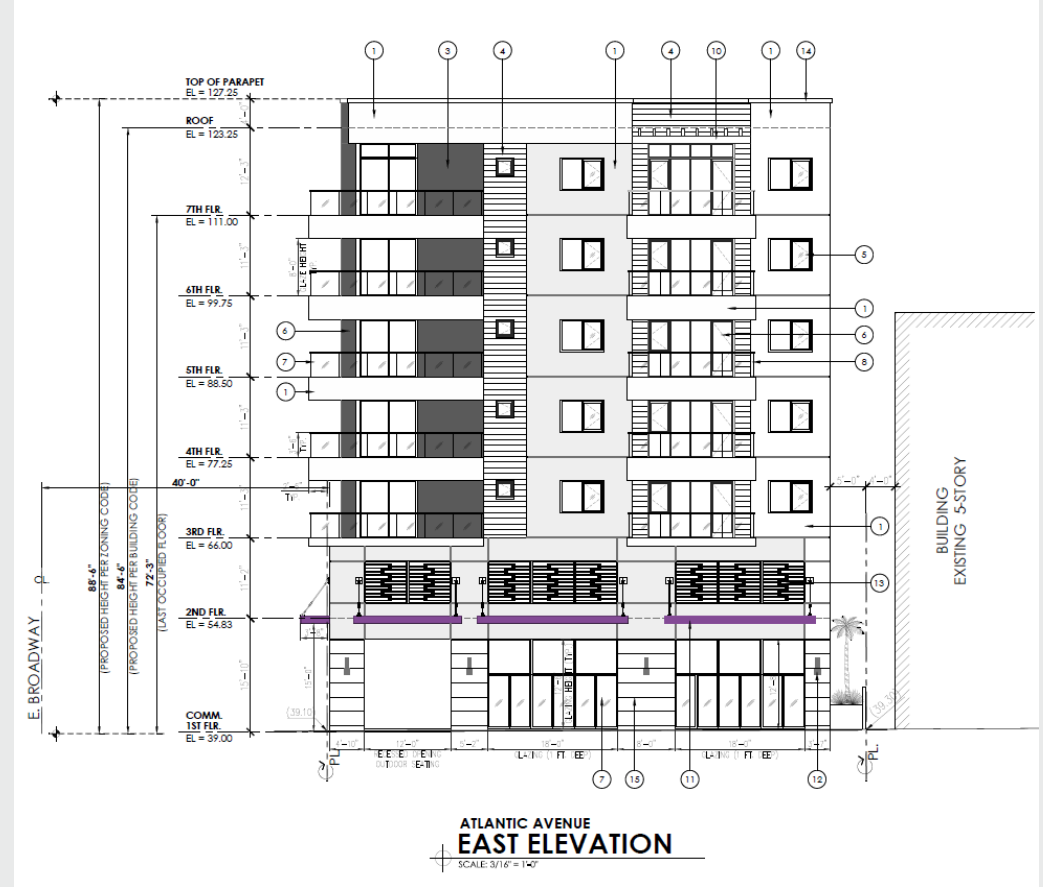
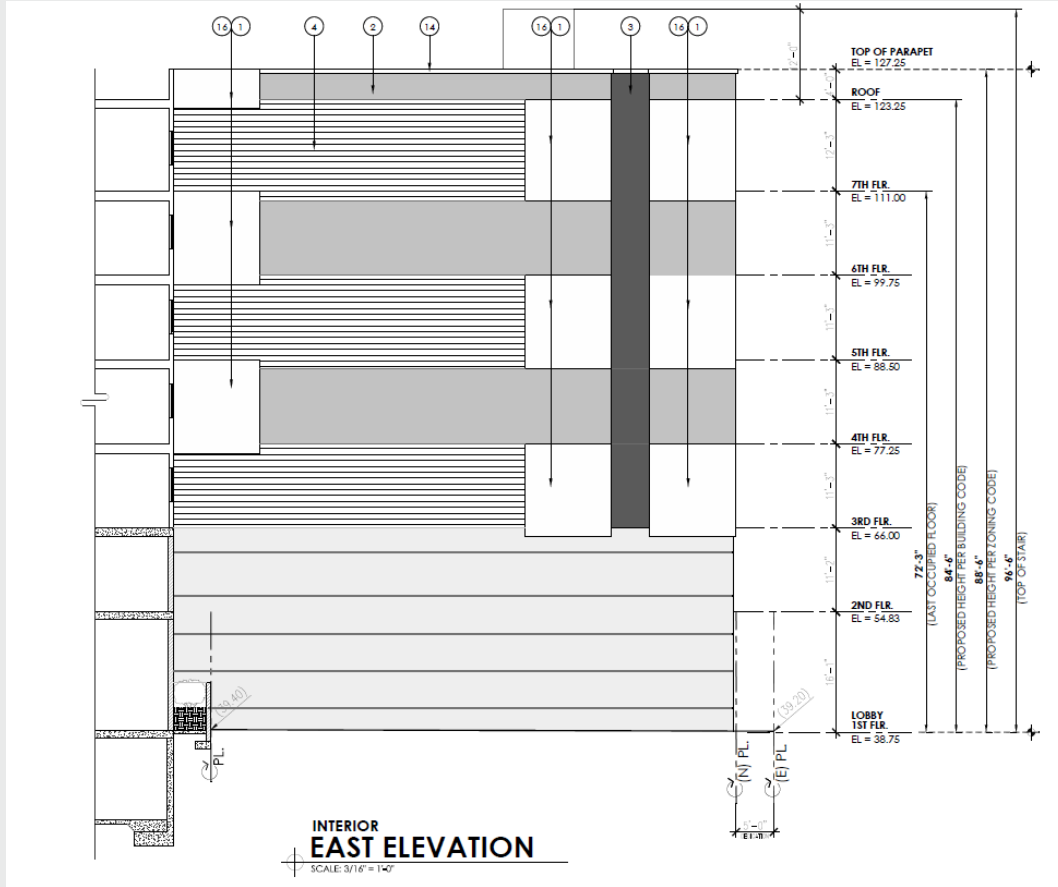
**Figure 7**  
Fall Equinox (September 21)  
Project Off-Site Shadows



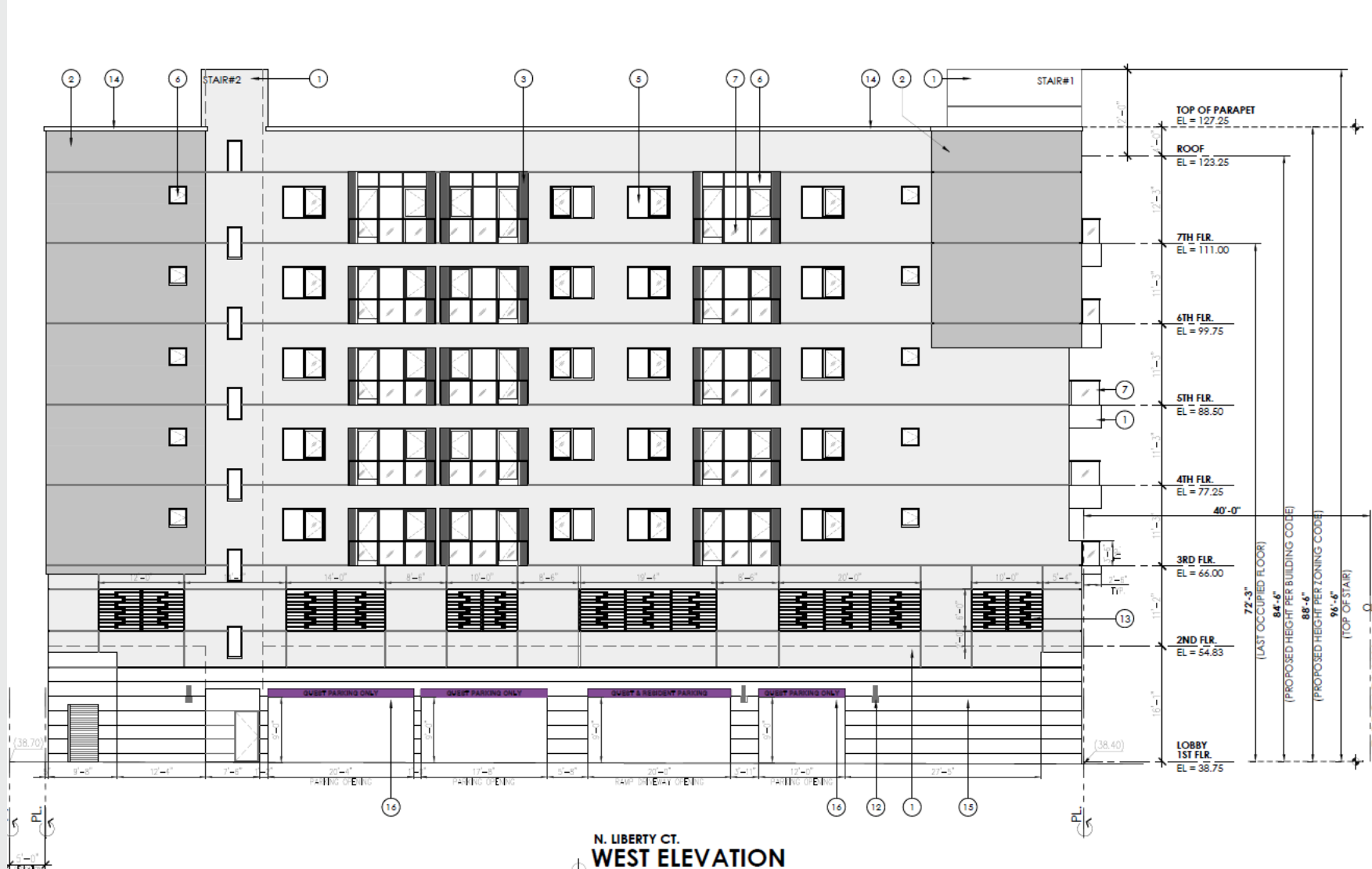
# ELEVATIONS



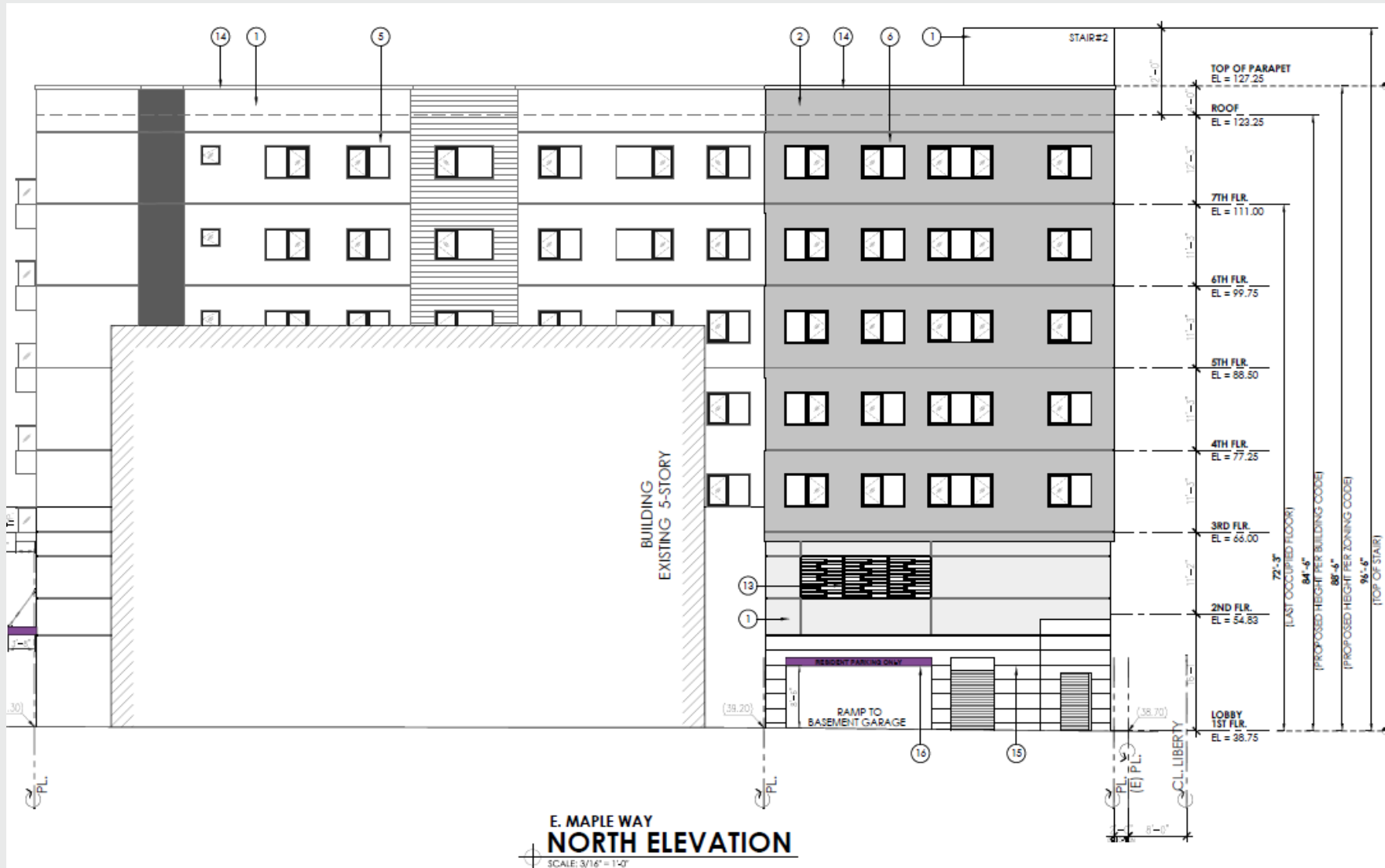
# ELEVATIONS



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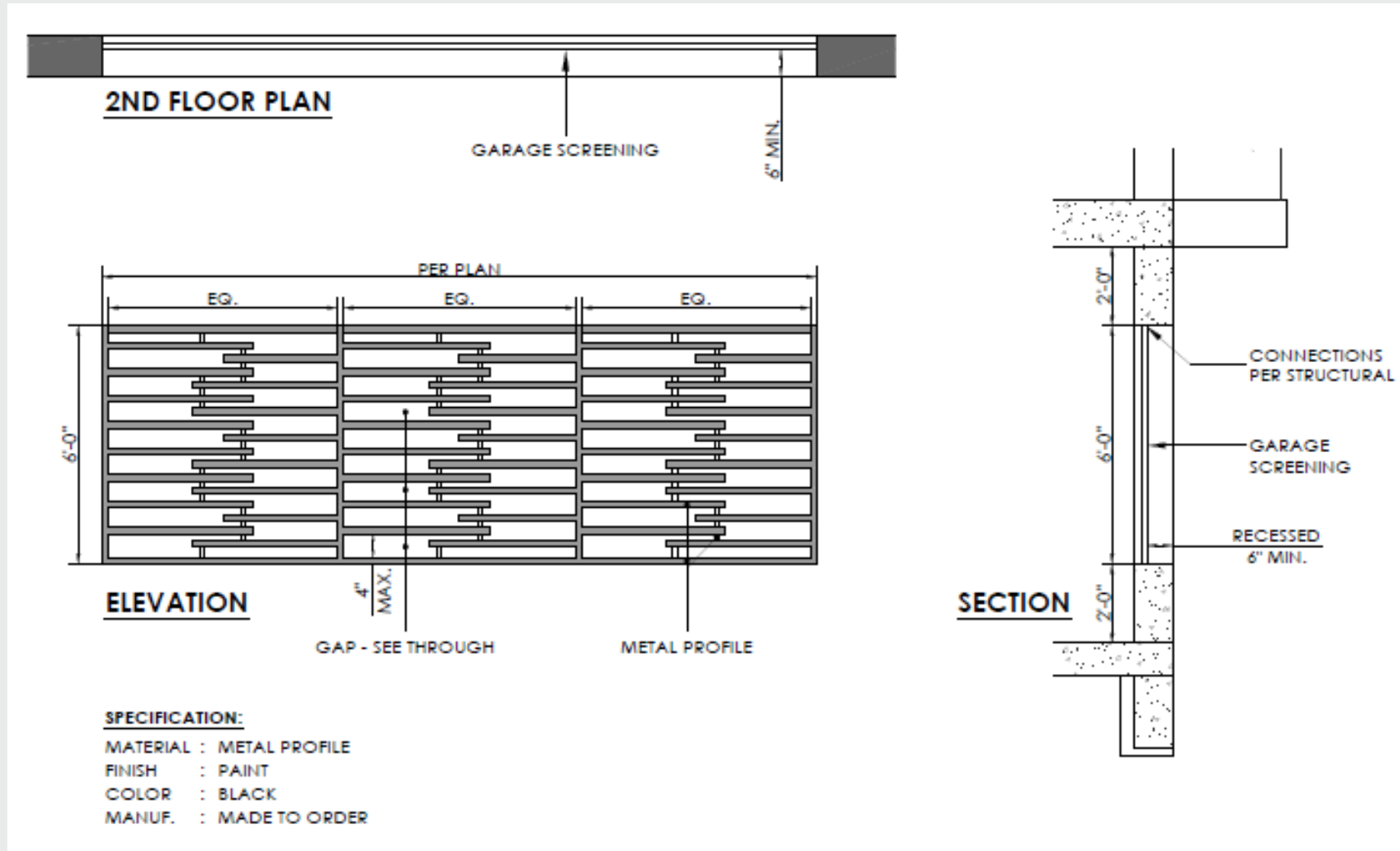
# ELEVATIONS



# ELEVATIONS



# Garage Screening





# Materials

<p><b>EXTERIOR WALL</b> FINISH: SMOOTH STUCCO COLOR: CRYSTAL WHITE (X-50) MANUF: LAHABRA</p>	<p><b>EXTERIOR WALL</b> FINISH: SMOOTH STUCCO COLOR: SILVER GRAY (X-16) MANUF: LAHABRA</p>	<p><b>EXTERIOR WALL PANELS</b> NearCera Terra-cotta panel COLOR: COPPER RED FINISH: SATIN SHAPE: PLASTER</p>	<p><b>EXTERIOR WALL</b> FINISH: SMOOTH STUCCO COLOR: CORAL CHARLES (X-81582) MANUF: LAHABRA</p>
<p><b>CANOPY</b> FINISH: METAL-PAINT COLOR: FRAMBOISE (SW6566) MANUF: SHERWIN WILLIAMS</p>	<p><b>LOBBY &amp; FRONT SETBACK FLOORING</b> FINISH: PORCELAIN COLOR: HEATHER GRAY &amp; GRAY CLOUDS MANUF: BEIT TILE, STONE SPEAK</p>	<p><b>DOOR &amp; WINDOW FRAME</b> FINISH: FIBERGLASS COLOR 1: BLACK @ WHITE STUCCO TYP. COLOR 2: LINEN @ GREY STUCCO TYP: MANUF: SIERRA PACIFIC</p>	
<p><b>ADDRESS &amp; SIGNAGE</b> FINISH: METAL-PAINT COLOR: POLISHED WHITE ANODIZED MANUF: ALPHABET SIGNS</p>	<p><b>GUARDRAIL</b> FINISH: FRAMELESS GLASS W/ STAINLESS STEEL TOP RAIL, MANUF: AZURELITE INC.</p>	<p><b>BAR GRILLE SUNSHADE</b></p>	

**GARAGE OPENING SCREEN:**  
METAL PROFILE - MAKE TO ORDER  
FINISH: PAINT  
COLOR: BLACK

**EXTERIOR WALL PANELS @ 1ST FLOOR**  
FINISH: METAL PANELS  
COLOR: AEGEO (PURE WHITE)  
MANUF: TREPA

**RETAIL STOREFRONT GLAZING @ 1ST FLOOR**  
Offset Glazed System  
AFG451T Series (Thermal)  
FRAME COLOR: BLACK  
MANUF: ARCADIA

**CURTAIN WALL AT STAIR#1**  
Curtain Wall - 1500 1500-OPG SPDEL (Thermal)  
Description: Spandrel Adaptor  
FRAME COLOR: BLACK  
MANUF: ARCADIA