

August 5, 2021

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

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)

APPLICANT: 525 Broadway LLC
c/o Derek Burnham
3350 East 7th Street #412
Long Beach, CA 90804
(Application No. 2004-05)

APPELLANTS: Jennifer Celio, Marybeth Wall, Tony Glavis, Gayle Shapiro, Susan Taylor
215 Atlantic Avenue
Long Beach, CA 90802
(Application No. 2004-05)

DISCUSSION

On May 26, 2021, the Site Plan Review Committee (SPRC) approved a Site Plan Review (SPR) entitlement (Application No. 2004-05) request to allow the 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 at 525 East Broadway in the Downtown Plan (PD-30) District. Public comments about the project were provided at the May 6, 2021 virtual Planning Commission hearing at the portion of the meeting for public comments non-agendized items (Attachment A - Planning Commission Minutes - May 6, 2021). Staff coordinated with commenting individuals and advised the applicant and the Site Plan Review Committee of the comments obtained on the project during the Planning Commission meeting. On May 26, 2021, the SPRC conditionally approved the SPR entitlement. Within the 10-day appeal period, the SPR entitlement was appealed by one third-party group. As required in Section 21.21.501 of the Long Beach Municipal Code (LBMC), the Planning Commission is the body to hear appeals from decisions where the SPRC served as the initial decision-maker. The Commission's decision on the appeal will be final.

Project Site

The subject property is a 15,000-square-foot L-shaped lot located at the northwest corner of the intersection of East Broadway and Atlantic Avenue in the PD-30 District (Height Incentive Area) (Attachment B - Vicinity Map). The project site is bounded by East Broadway to the south and Atlantic Avenue to the east. Existing named alleys currently border the western property line (Liberty Court) and a portion of the northern property line (Maple Way). Under existing conditions, the public alley to the west is 16-foot-wide and the public alley to the north is 10-foot-wide. As shown on Figure 1, Project Site, the parcel has approximately 150 linear feet of street frontage along East Broadway to the south and approximately 75 linear feet of street frontage along Atlantic Avenue to the east. The property is currently developed with an existing two-story restaurant and surface parking lot (Attachment C - Site Photos).

Figure 1: Project Site



The site is served by a variety of multi-modal, local, and regional transportation options. It has access from the Interstate-710 (I-710) freeway off-ramp at East Broadway, with an on-ramp located on West 3rd Street. Three local bus stops are located across the street from the project site on Atlantic Avenue and East Broadway. The Long Beach Transit Gallery, which provides access to the full range of local bus routes operated by Long Beach Transit, as well as regional bus routes operated by the Los Angeles County Metropolitan Transportation Authority (Metro), is located three blocks to the southwest. The Metro A line also maintains a light rail stop west of the project site, in the Long Beach Boulevard median between Broadway and 1st Street, providing regional rail service to downtown Los Angeles and the greater Los Angeles County area. Additionally, existing protected Class IV separated bike lanes are located on Broadway and West 3rd Street, connecting to the City's 65-mile bike route system.

The site is located within the Downtown (DT) General Plan Land Use Element (LUE) PlaceType designation. Development in the Downtown PlaceType is subject to the development standards of the PD-30 zoning district. The PD-30 area is divided into a Downtown Plan area and a Downtown Neighborhood Overlay district. The project site is located in the height incentive area of the Downtown Plan area, which intends for high intensity development featuring a combination of land uses including retail, offices, and higher density residential uses. The proposed mixed-use project is consistent with the intent of the zoning district and the objective to develop a downtown that emphasizes a quality physical environment, a pedestrian focus, and quality architecture. The project includes residential units incorporating a mix of one- and two-bedroom units as well as a three-bedroom unit to accommodate a larger family. The additional housing units will contribute to the reduction of the state-wide housing shortage.

Site Plan Review

The Project Site is located east of the Downtown core within the East Village area. The PD-30 zoning district encourages architectural design that promotes high-quality mixed-use development with pedestrian-oriented ground floors. The building placement relates to the existing L-shape parcel. The Project was configured in the manner proposed in order to accommodate code-required parking for the proposed residential units.

The proposed project includes 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 at 525 East Broadway (Attachment D – Project Plans). Vehicle access to the parking garage entries will be from Liberty Court and Maple Way. The existing 16-foot wide alley will be widened by 2-feet with an alley dedication to result in an 18-foot-wide alley to allow for two-way vehicular traffic. A 5-foot-wide easement will be provided along the north property line to allow for a 15-foot-wide alley at Maple Way.

The parking areas would be located in three levels: subterranean, at-grade, and above-grade. The Project provides 60 parking spaces, which includes one parking space per unit (48 spaces)

and guest parking at a rate of one space per four dwelling units (12 spaces). The proposed 5,090 square feet of ground level commercial uses is exempt from parking because the size of the tenant space is less than 6,000 square feet. As noted above, the project site is located within a transit-rich environment in proximity to regional and local transit and active transportation infrastructure, including LB Transit bus stops, the Long Beach Transit Gallery, Metro A Line, and Class IV separated bike lanes. The project also includes 12 bicycle parking spaces (10 bicycle parking spaces required for residential and one (1) bicycle parking space required for commercial). Additional garage amenities include 25 storage rooms, which include individual storage units that will measure a minimum of 25 square feet in area and contain at least 175 cubic feet of space, per PD-30 requirements.

The site is in the PD-30 Height Incentive Area, a subarea that allows high-rise development. The PD-30 Height Incentive Area is characterized by mid- and high-rise residential development, high-intensity employment, and various retail, cultural, and entertainment destinations. The maximum base floor area ratio (FAR) in the PD-30 Height Incentive Area is 8.0. The Project's total gross building area would be approximately 117,406 square feet, and the FAR would be 7.8 including garage parking areas. With the exclusion of garage areas, the total floor area for commercial and residential enclosed building space is 58,363 square feet.

The base height limit in the PD-30 Height Incentive Area is 240 feet. The total height of the mid-rise building will be 88-feet-6-inches in height, which is less than half of the allowable base height limit for the area. The base height can be exceeded up to a height of 500 feet with the incorporation of incentives outlined in Section 3 of the PD-30 Plan Document. The Project is designed to conform with all applicable development standards of PD-30 and is consistent with the type and intensity of development intended by the Zoning District. The incentives are memorialized in the Conditions of Approval (Attachment E - Conditions of Approval).

The building's East Broadway street frontage contains pedestrian and commercial space access points into the Project site. Tenants can access the Project's residential lobby from the ground floor entrance along East Broadway and from the parking areas. The lobby includes access to the residential units and amenity spaces on the building's upper floors. The commercial space also features a main entrance and arcade area along East Broadway.

PD-30 permits a zero-foot build-to line along East Broadway and Atlantic Avenue at the project site. The ground floor building area would be built to the property line with the exception of the lobby and commercial tenant space entries and a covered outdoor arcade seating area. The PD-30 development standards allow arcades and colonnades to satisfy setback requirements while providing for ground floor activating uses.

Floors three through seven contain all of the building's residential units. Project units include the 10 one-bedroom units, 37 two-bedroom units, and 1 three-bedroom unit. All 48 market rate units would be larger than the PD-30 minimum unit size of 600 square feet. The application (App. No.

2005-04) to redevelop the site was filed prior to March 6, 2021, which is prior to the effective date of the inclusionary housing ordinance (ORD-21-0006). Therefore, this project is not subject to the provisions of the inclusionary housing ordinance.

PD-30 requires common outdoor open space for the Project equal to 15 percent of lot area (2,250 square feet). The Project contains a courtyard common outdoor open space area (1,855 square feet) on the third floor and a sun deck (900 square feet) on the 7th floor. The areas of common outdoor open space total 2,755 square feet. These open space areas feature landscaping and hardscape amenities, such as seating areas. In addition to common outdoor open space requirements, PD-30 requires new developments containing 21 or more dwelling units to provide at least one community room measuring 500 square feet or greater. A 940-square-foot gym on the 3rd floor exceeds the PD-30 minimum requirement. At least 50 percent of all residential dwelling units are required to contain private open space in the form of either a balcony, patio, or roof terrace. A total of 30 units feature a private balcony.

The scale of the mid-rise building is well within the height limit for this area of PD-30 and would be comparable to structures in the area, including the five-story mixed-use building to the north (215 Atlantic Avenue), the six-story mixed-use building at 615 East Broadway, and the six-story mixed use Lafayette building at 140 Linden Avenue and its eight-story mixed use expansion at 520 East Broadway. A landscaped setback would be provided in the northern 5-foot setback to provide a buffer between the five-story structure to the north of the project site. Residential balconies and a courtyard amenity deck contribute to add depth and textural form along the frontages. The ground floor retail areas would feature a storefront window system with canopies. The above-grade parking areas would be fully screened. The upper floors of the building would feature a mix of satin finished wall panels and smooth stucco. Balcony and deck areas will feature frameless glass guardrails with stainless steel top rails. The courtyard podium would be denoted by a curtain wall at a stairwell that would incorporate downlighting. This element functions as a focal point for the structure. The remainder of the elevations features a combination of the panel system and smooth stucco. The ground floor elevations would feature metal panels to differentiate the pedestrian experience from the upper floors. All windows will have recessed features to provide depth to the elevations as required in the PD-30 Design Guidelines. Conditions of approval are included in the SPR Committee approval that consider the context of the building. These conditions include the provision of an illustrative diagram demonstrating both vertical and horizontal offset of windows facing the five-story structure at 215 Atlantic Avenue (Atlantic Plaza), the glazing and positioning of gym windows, and the inclusion of landscaping within the required setback. This level of design quality and architectural expression is consistent with the goals of the Downtown Plan for high-quality building design and architecture (Attachment F - Findings).

Appeal

One, third-party, appeal was filed, by Jennifer Celio, Marybeth Wall, Tony Glavis, Gayle Shapiro, and Susan Taylor (APL21-004) on June 4, 2021 (Attachment G - Application for Appeal). The cited concerns include sunlight and airflow concerns, venting of parking areas, aesthetic design, shadow effects, and air quality impacts. The appellants have expressed the desire for greater setbacks between the proposed project and the existing 5-story structure to the north at 215 Atlantic Avenue. Responses to appellant comments related to the topics raised in the appeal were prepared (Attachment H - Response to Appeal). This supplemental analysis demonstrates that the proposed project would not result in an effect on the environment and would be consistent with all required findings for compliance with the Program Environmental Impact Report (Attachment I - CEQA Compliance Memorandum). The standard of the review for the Planning Commission is compliance with the Downtown Plan (PD-30) and the Downtown Plan Environmental Impact Report, similar to larger projects that are reviewed with the Planning Commission as the primary decision-maker. Many of the issues raised in the appeal are beyond this scope of review, relating to a desire for the PD-30 standards to be modified or for design restrictions beyond PD-30 to be imposed on this project. The project, as conditioned (Exhibit E - Conditions of Approval) and as detailed in the written findings (Exhibit F) does comply with all the provisions of the Downtown Plan and the commission's review of the appeal is limited to that framework.

PUBLIC HEARING NOTICE

A total of 906 notices of public hearing were distributed within a 300-foot radius from the project site and to the appellants on July 19, 2021 in accordance with the requirements of Chapter 21.21 of the Zoning Regulations. All interested parties that commented on the project were also noticed. As of the preparation of this report, No public comments have been received (Attachment J - Public Correspondence).

ENVIRONMENTAL REVIEW

This project has been reviewed for compliance with the California Environmental Quality Act (CEQA). Pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, this project was analyzed as part of the previously certified Downtown Plan Program Environmental Impact Report (PEIR) (Attachment K - Downtown Plan Program EIR [SCH No. 2009071006]). A Program EIR Compliance Checklist was prepared for this project (Attachment L – 525 E. Broadway Project PEIR Compliance Checklist [PECC 02-21]). The PEIR Compliance Checklist analyzed the proposed project in accordance with the Downtown Plan PEIR (SCH No. 2009071006) and determined that the project will not result in any new significant impacts that exceed those analyzed in the Downtown Plan PEIR, with mitigation measures included. Additionally, the development is subject to the Downtown Plan PEIR Mitigation Monitoring and Reporting Program (MMRP) (Attachment M – Downtown Plan MMRP). The MMRP is designed to ensure compliance with adopted mitigation measures during project implementation. For each mitigation measure recommended in the PEIR that applies to the applicant's proposal, specifications are made that identify the action required and the monitoring that must occur. In

addition, the party responsible for verifying compliance with individual mitigation measures is identified.

Staff has analyzed the project in accordance with the required findings for an SPR entitlement and finds that positive findings can be made. As such, Staff recommends the Planning Commission deny the appeal and uphold the decision of the SPRC to approve the project, subject to conditions.

CHAIR AND PLANNING COMMISSIONERS

AUGUST 5, 2021

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Respectfully submitted,



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Attachments:

- Attachment A – Planning Commission Minutes – 5/6/21
- Attachment B – Vicinity Map
- Attachment C – Site Photos
- Attachment D – Project Plans
- Attachment E – Conditions of Approval
- Attachment F – Findings
- Attachment G – Application for Appeal
- Attachment H – Response to Appeal
- Attachment I – CEQA Compliance Memorandum
- Attachment J – Public Correspondence
- Attachment K – Downtown Plan Program EIR [SCH No. 2009071006
- Attachment L – Project PEIR Compliance Checklist (PECC 02-21)
- Attachment M – Downtown Plan MMRP