

777 E. Ocean Boulevard

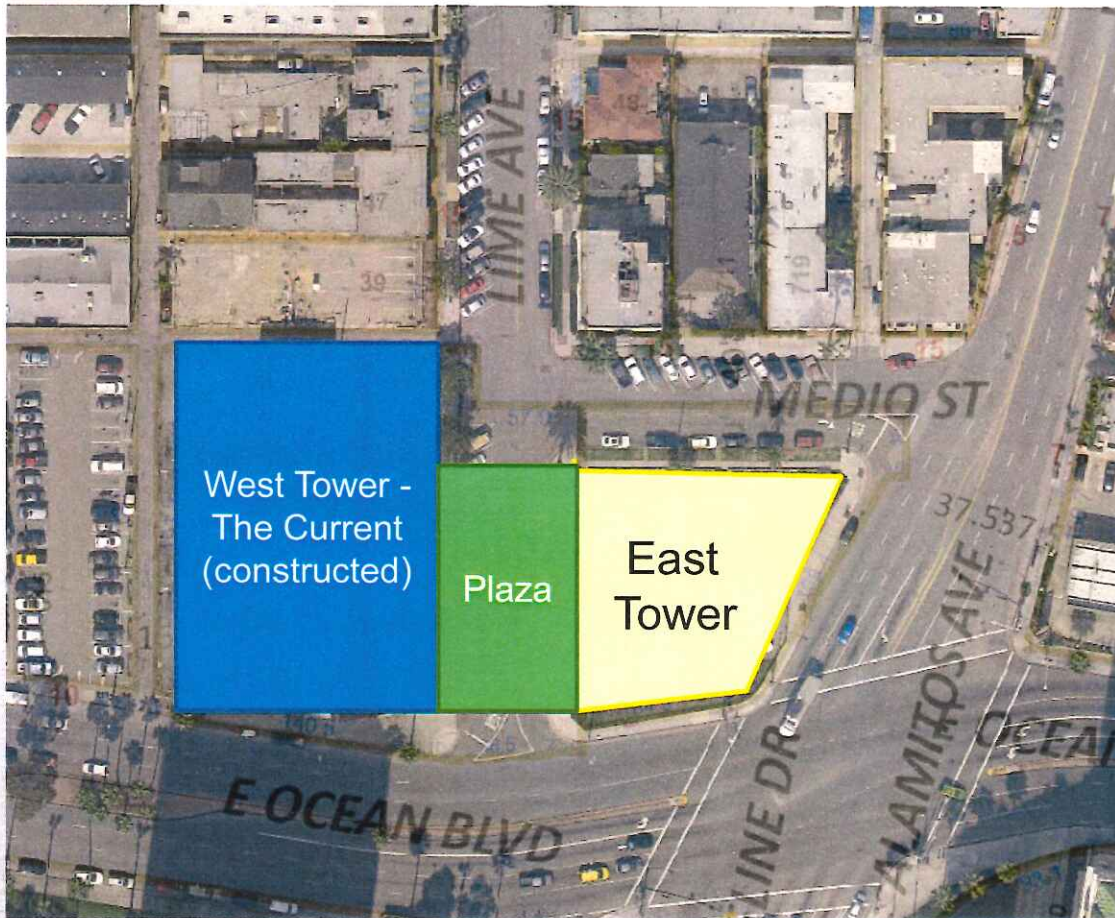
35-Story Mixed-Use Tower (Shoreline Gateway)

Application No. 1512-25

Date: November 22, 2016

City Council (PC Appeal)

Project Site



- Part of the Shoreline Gateway Master Plan, originally approved in 2007.
- West Tower (The Current) has been constructed.
- East Tower approved with condominium map as well as AUP for joint parking.
- Property is currently vacant.



Project Proposal

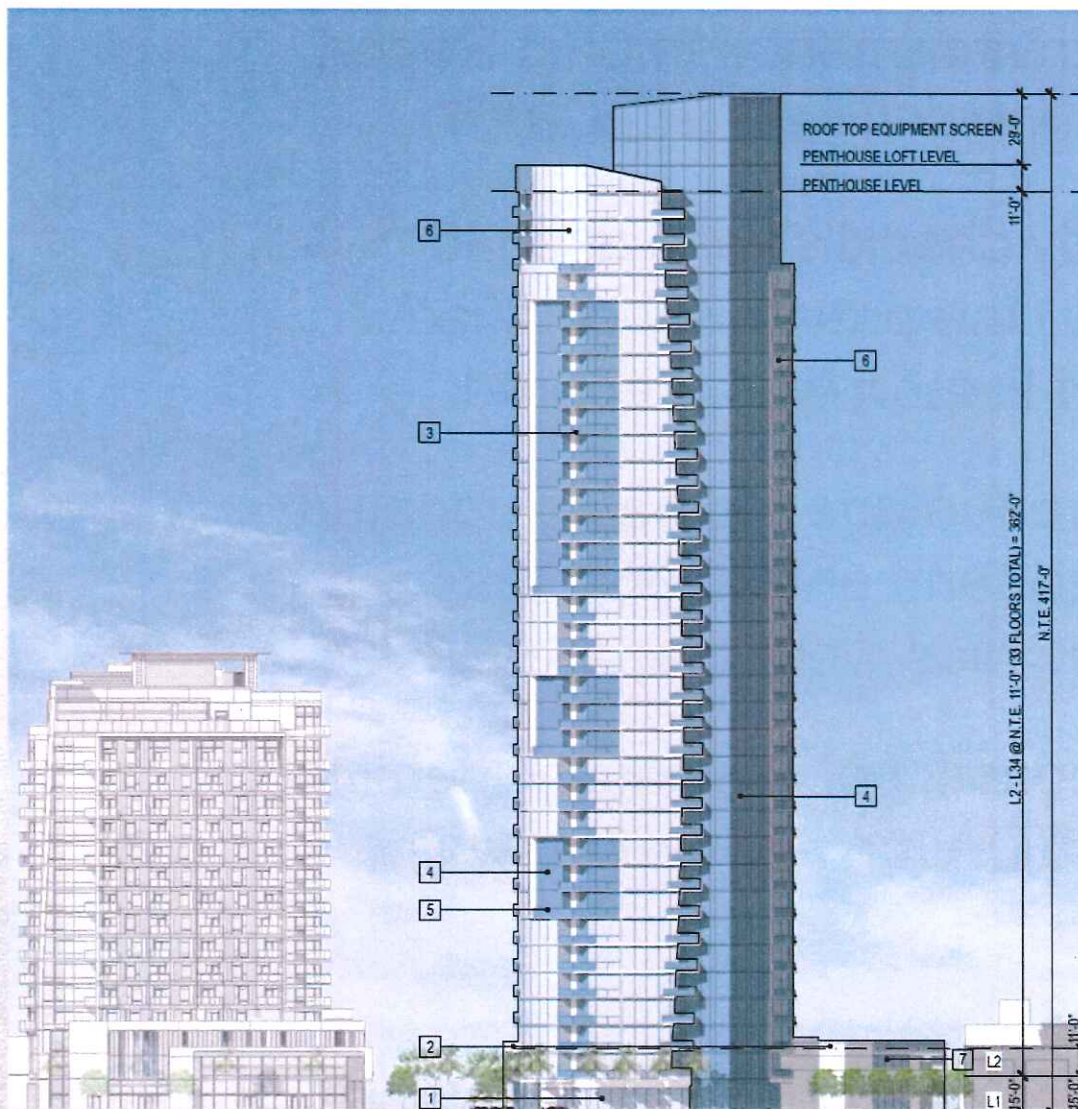


- East Tower was approved with 221 condominium units and 6,367 square feet of retail/restaurant space.
- The proposed modification is for an increase by 94 units and 344 square feet, for a total of 315 units and 6,711 square feet.
- Previously approved height was 35 stories and approximately 417 feet. No proposed increase in height.



Shoreline Gateway East Tower – 777 E. Ocean Blvd

Building Design



- Exterior Materials: Primary glass and glazing of varying shades; Concrete slabs
- Complementary to the architecture and materials of the West Tower
- No proposed changes from previous approval



Planning Commission Hearing

On October 20, 2016, the Planning Commission:

- Conducted a public hearing;
- Voted unanimously to approve:
 - Addendum to the previously certified Environmental Impact Report
 - Application Number 1512-25 for a Modification to a Site Plan Review to allow a 35-story mixed-use building with 315 residential units and 6,711 square feet of retail / residential space.



Recommendation

- Staff recommends that the City Council deny the appeal and uphold the Planning Commission's decision to approve:
 - Addendum to the previously certified Environmental Impact Report
 - Application Number 1512-25 for a Modification to a Site Plan Review to allow a 35-story mixed-use building with 315 residential units and 6,711 square feet of retail / residential space.

