



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th Floor

Long Beach, CA 90802

(562) 570-6194

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December 18, 2014

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Approve a Site Plan Review and Local Coastal Development Permit for the adaptive reuse of the landmark-designated Ocean Center Building at 110 W. Ocean Boulevard in the PD-6 Planned Development District and accept Categorical Exemption 14-118. (District 2)

APPLICANT: Alon Averbuch
David Lawrence Gray Architects, Inc.
527 W. 7th Street, Suite 1001
Los Angeles, CA 90014
(Application No. 1409-15)

DISCUSSION

The subject site, 110 W. Ocean Boulevard, is located at the southwest corner of Ocean Boulevard and Pine Avenue (Exhibit A – Location Map). The site is improved with the 14-story Ocean Center Building, which received historic landmark status in 1989. Occupancy of the building has continuously been, since initial construction, office uses on the upper floors and other commercial uses within the grade-level storefronts that have historically lined the perimeter of the building.

The proposed adaptive reuse of the building consists of converting the office areas (totaling 69,108 square feet) into 74 residential units and reintroducing, or enhancing existing, commercial leasing areas along the Ocean Boulevard (north façade), Seaside Way (south façade), and Pine Avenue (east façade) frontages. As part of the project scope, the two-level parking garage located on the fourth and fifth floors would be restriped for a more functional and code-compliant stall arrangement, 83 stalls in total (Exhibit B – Plans & Photographs).

Under the adaptive reuse standards recommended by the Planning Commission on November 21, 2013, and adopted by the City Council on March 11, 2014, residential adaptive reuse projects do not have a density limitation. Instead, all proposed units must contain at least 450 square feet and the project must have a 700-square-foot minimum average unit size. As proposed, the smallest units would measure 520 square feet and the proposed average unit size is 916 square feet. As it relates to parking, the adaptive reuse

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ordinance requires no additional on-site parking for residential conversions. A reduction of the garage's 93-stall arrangement is proposed – to 83 stalls – for purposes of a more functional layout that includes greater stall back-up distances, improved sight lines, and a reduction in tandem stalls (to eight pairs, from 22 pairs). The reduction of garage stalls was deemed both necessary and appropriate by the Site Plan Review Committee because of the added functionality, safety, and improved sight lines provided.

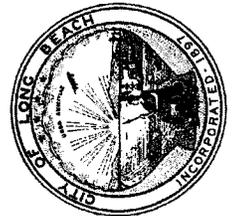
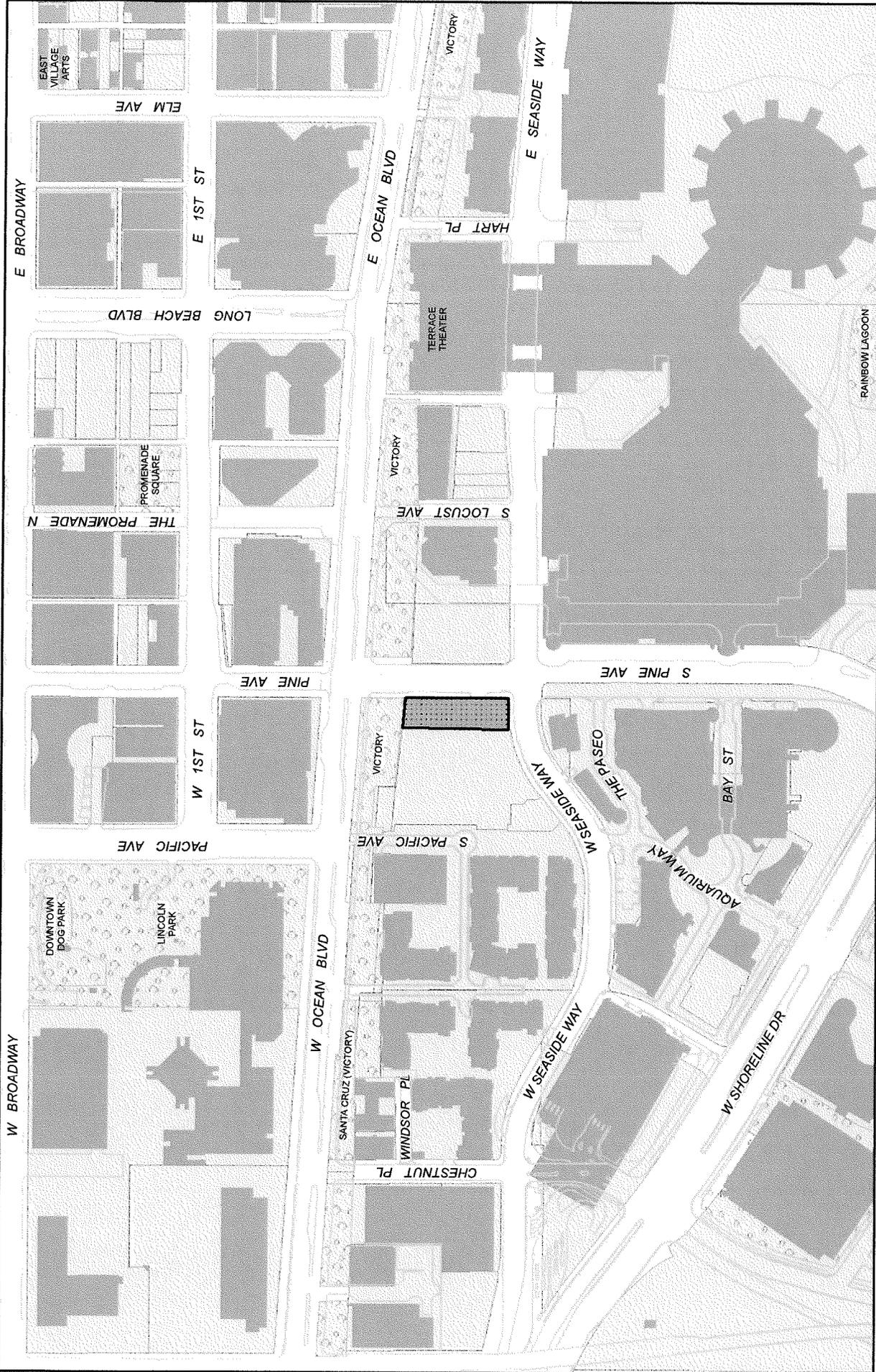
As mentioned in the introductory paragraph, storefront systems would be reintroduced along the building's three street frontages. The largest of these commercial spaces, measuring 2,784 square feet and slated for a restaurant use, would be located along the building's Ocean Boulevard frontage, east of the lobby entrance. Non-original double-height wall fills on this frontage would be removed for restaurant access to an adjacent outdoor dining patio that would lie between the building and Victory Park. On the Pine Avenue frontage, four commercial tenant spaces, totaling 6,712 square feet, are proposed. Should a restaurant use seek occupancy of the space proposed north of the Pine Avenue residential lobby, above-grade dining decks would be introduced. The two spaces north and south of the Walk of a Thousand Lights arcade would have openings in the arcade area to activate this to-be-restored public space. Finally, on the Seaside Way frontage a single, 2,200-square-foot commercial space is proposed.

The project's unit mix consists of seven grade-level lofts along the building's west façade, 22 studios (open floor plan), 23 one-bedroom units, and 22 two-bedroom units. Private open space for the units consists of a mixture of patios (at grade and deck levels) and balconies (third floor and higher). Common open space would be located on three of the building's existing deck areas. On the seventh floor, a fire pit and barbeque lounge area would be located adjacent to a new 1,147-square-foot amenity room that features a modern building design intended to distinguish the room, and its period of construction, from the rest of the building. The ninth floor would feature a 731-square-foot lounge area, and the 10th floor deck area would feature a small dog park and non-occupiable Zen garden area.

The Cultural Heritage Commission granted approval of a Certificate of Appropriateness for the subject adaptive reuse proposal on November 10, 2014. Proposed interior and exterior improvements to the building were found to maintain the building's historic character and were consistent with the Secretary of Interior's Standards and Guidelines for Rehabilitating Historic Buildings.

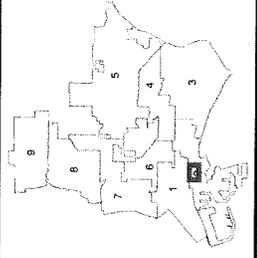
A Tentative Tract Map, allowing the developer to sell the residential units individually, and a separate Local Coastal Development Permit will be presented to the Planning Commission at a future date. The map has been filed with the Planning Bureau and is currently under review by the Department of Public Works.

Staff recognizes the economic, environmental, and cultural value of preserving older and/or historic landmark buildings and is thus supportive of the subject adaptive reuse request. In addition to prolonging the life of this unique building through a more economically viable occupancy, the project would activate street frontages with pedestrian-oriented uses that



Subject Property:
 110 W Ocean Blvd
 Application No. 1409-15B
 Council District 2
 Zoning Code : PD-6 SubArea 4

Exhibit A



SITE PLAN REVIEW FINDINGS

110 W. Ocean Boulevard

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December 18, 2014

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.

The findings from the Zoning Regulations, which must be answered, are presented in bold. Staff's answer to each finding, describing how the project does (positive finding) or does not (negative finding) comply, is below.

- 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 proposed project consists of the adaptive reuse of the landmark-designated Ocean Center Building. Principal occupancy of the building would change from office uses to 74 residential units, and commercial storefronts would be introduced – or in areas where they are existing, enhanced – along the building's three street frontages.

Because this is an adaptive reuse project, no significant changes to the building shell would take place. It's massing, height, architecture, and finishes would remain largely unchanged. Features being added to the building – the most noticeable of which include balconies on the south and west faces of the building and a new amenity room on the seventh floor deck level – have been carefully designed (balconies will match existing fire escapes in material and color) and placed (amenity room is located on the center of the deck level, away from the parapet, reducing right-of-way visibility) so as to minimize their appearance.

Because of the Ocean Center Building's landmark status, the Cultural Heritage Commission is required to act on all proposed interior and exterior changes in accordance with the Secretary of the Interior's Standards for Rehabilitation and the Ocean Center Building's Historic Landmark Ordinance. At a noticed public hearing on November 10, 2014, the Cultural Heritage Commission approved the subject proposal, finding that the building's historic design and material features are being adequately preserved and maintained.

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: The project site is located within the Downtown Shoreline Planned Development District (PD-6). The applicable design guidelines for the site are contained within the PD-6 ordinance and the Historic Landmark Ordinance for the Ocean Center Building. The project's limited exterior scope conforms to PD-6's Building Design standards and the Ocean Center Building Historic Landmark Ordinance's General Guidelines and Standards for Any Changes.

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

Positive Finding: Existing on-site and right-of-way adjacent landscaping is limited to Victory Park, north of the building, and within the Ocean Boulevard right-of-way. The Victory Park landscape areas consist of natural turf, hedges, and mature palm trees, while the Ocean Boulevard right-of-way contains only one and a single mature palm tree. These existing plantings are to remain.

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: The Department of Public Works has reviewed the subject proposal and provided a listing of development-related conditions. These conditions include the removal of an existing driveway apron adjacent to the Walk of a Thousand Lights entrance, the installation of truncated domes at the Ocean Boulevard / Pine Avenue and Pine Avenue / Seaside Way intersections, and a prohibition of vehicular access and permanent improvements (such as patios and gates) within the 15-foot pedestrian easement west of the building. The essential nexus between these public improvement requirements and the likely project impacts exists because of the size and scale of the subject adaptive reuse proposal. The project necessitates these public improvements to ensure that this private property development does not adversely impact other public and private facilities and services. Likely impacts include increased automobile usage of the streets surrounding the site, as well as increased pedestrian usage of the sidewalks adjacent to the site.

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 proposed project is under 25,000 square feet of new non-residential development and will be exempt from TDM requirements.

LOCAL COASTAL DEVELOPMENT PERMIT FINDINGS

110 W. Ocean Boulevard

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THE PROPOSED DEVELOPMENT CONFORMS TO THE CERTIFIED LOCAL COASTAL PROGRAM INCLUDING BUT NOT LIMITED TO ALL REQUIREMENTS FOR REPLACEMENT OF LOW AND MODERATE-INCOME HOUSING; AND

The project site, a corner lot with frontages on Ocean Boulevard, Pine Avenue, and Seaside Way, falls within the Downtown Shoreline area of the Local Coastal Program (LCP). The Downtown Shoreline area of the LCP consists of coastal zone areas south of Ocean Boulevard, adjacent to downtown Long Beach. Development in this area consists of office and residential buildings and a variety of visitor serving and recreational uses (convention center, aquarium, retail/restaurant, open space, and overnight accommodations).

The proposed adaptive reuse of the Ocean Center Building from primary commercial (office) occupancy to 74 residential units, and the reintroduction and/or enhancement of commercial storefronts along its street frontages, complies with the intent of the LCP. Per the LCP, "introduction of large numbers of dwelling units (between Seaside Way and Ocean Boulevard) will make the amenities of the coastal zone available to more people." The LCP also states that additional residential units in this area "will keep the area alive and active, and therefore safe during business and non-business hours." Improving access to the downtown shoreline, a primary objective of the LCP, will be aided by the aforementioned reintroduction of grade-level commercial storefronts on the building's frontages. These active uses – primary those located on Pine Avenue – figure to increase pedestrian activity and create a much-needed linkage between the downtown and the Pike and Rainbow Harbor areas.

The specific Local Coastal Program provision of low and moderate-income housing replacement would not apply to this development proposal, as the proposed improvements would occur on a privately owned parcel that is currently not deed restricted to any income group(s).

THE PROPOSED DEVELOPMENT CONFORMS TO THE PUBLIC ACCESS AND RECREATION POLICIES OF CHAPTER 3 OF THE COASTAL ACT. THIS SECOND FINDING APPLIES ONLY TO DEVELOPMENT LOCATED SEAWARD OF THE NEAREST PUBLIC HIGHWAY TO THE SHORELINE.

Chapter 3 of the Coastal Act deals with the public's right to use of beach and water resources for recreational purposes and the protection of oceanfront land suitable for recreational use and development. The chapter provides the basis for

state and local government beach access requirements with a stated objective of prohibiting development projects that restrict public access to the beach and/or water resources.

The proposed project is located south of the nearest public highway (Pacific Coast Highway) and would not restrict access to coastal or recreational amenities. No increase in lot coverage or expansion of the building's footprint is proposed. All development would occur entirely upon a privately owned parcel of land and maintain the existing 15-foot, grade-level pedestrian walkway running alongside the western edge of the building between Ocean Boulevard and Seaside Way.

CONDITIONS OF APPROVAL

110 W. Ocean Boulevard

Application No. 1409-15

December 18, 2014

1. Approved under this permit are Site Plan Review and Local Coastal Development Permit requests in conjunction with the adaptive reuse of the Ocean Center Building from principal office occupancy to 74 residential units at 110 W. Ocean Boulevard in the Downtown Shoreline Planned Development District (PD-6).
2. This permit and all development rights hereunder shall terminate one year from the effective date (21 days after the Local Final Action Date) of this permit unless construction is commenced or a time extension is granted based on a written and approved request submitted prior to the expiration of the one year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
3. This permit shall be invalid if the owner(s) and/or applicant(s) have failed to return written acknowledgment of their acceptance of the conditions of approval on the *Conditions of Approval Acknowledgement Form* supplied by the Planning Bureau. This acknowledgment must be submitted within 30 days from the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date).

Special Conditions:

4. Conditions of approval from Historic Permit HP 14-340 shall remain in full force and effect. In the event individual conditions from said entitlement are superseded by more restrictive conditions from this subject permit, the more restrictive condition(s) shall control.
5. Approval of a Sign Program shall be granted prior to Certificate of Occupancy issuance. All new or modified building signage shall be subject to the approved Sign Program criteria and receive sign permit approvals prior to installation.
6. Individual commercial tenants shall obtain building permits, as necessary, for proposed tenant improvements prior to the issuance of their respective business license.
7. The east-west Walk of a Thousand Lights arcade area connecting the Pine Avenue right-of-way to the 15-foot north-south pedestrian easement spanning the building's western edge shall remain free of overnight or otherwise permanent tables, seating, or other type of pedestrian obstruction.

Conditions of Approval
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8. One or several central satellite television/data receiver dish(es) shall be located on the roof of the building or in a utility area so that a separate satellite receiver dish is not needed for each residential and commercial unit. Placement of individual receiver dishes serving only one unit shall be prohibited if they are in any way visible from the exterior of the building or from another unit in the building.
9. Final parklet design shall be reviewed and approved by the Staff Site Plan Review Committee prior to the issuance of any parklet-related sidewalk occupancy permits or building permits.
10. Prior to the issuance of building permits, the applicant shall comply with all Building Bureau requirements, including but not limited to those outlined in Building Bureau TAC comments dated April 1, 2014.
11. Prior to the issuance of building permits, the applicant shall comply with all Public Works requirements, including but not limited to those outlined in Department of Public Works TAC comments dated May 14, 2014.
12. Prior to the issuance of building permits, the applicant shall comply with all public safety and crime prevention requirements, including but not limited to those outlined in Police Department TAC comments dated October 14, 2014.
13. Prior to the issuance of building permits, the applicant shall comply with all Fire Department requirements, including but not limited to those outlined in Fire Department TAC comments dated October 23, 2014.

Standard Conditions:

14. If, for any reason, there is a violation of any of the conditions of this permit or if the use/operation is found to be detrimental to the surrounding community, including public health, safety or general welfare, environmental quality or quality of life, such shall cause the City to initiate revocation and termination procedures of all rights granted herewith.
15. In the event of transfer of ownership of the property involved in this application, the new owner shall be fully informed of the permitted use and development of said property as set forth by this permit together with all conditions that are a part thereof. These specific requirements must be recorded with all title conveyance documents at time of closing escrow.
16. This approval is required to comply with these conditions of approval as long as the use is on the subject site. As such, the site shall allow periodic re-inspections, at the discretion of city officials, to verify compliance. The property owner shall reimburse the City for the inspection cost as per the

Conditions of Approval
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special building inspection specifications established by City Council (Sec. 21.25.412, 21.25.212).

17. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Department of Development Services. These conditions must be printed on the site plan or a subsequent reference page.
18. The Director of Development Services is authorized to make minor modifications to the approval design plans or the any of the conditions of approval if such modifications shall not significantly change/alter the approved design/project. Any major modifications shall be reviewed by the Zoning Administrator or Planning Commission, respectively.
19. The property shall be developed and maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants. This shall encompass the maintenance of exterior facades of the building, designated parking areas serving the use, fences and the perimeter of the site (including all public parkways).
20. Any graffiti found on site must be removed within 24 hours of its appearance.
21. The applicant shall defend, indemnify, and hold harmless the City of Long Beach, its agents, officers, and employees from any claim, action, or proceeding against the City of Long Beach or its agents, officers, or employees brought to attack, set aside, void, or annul an approval of the City of Long Beach, its advisory agencies, commissions, or legislative body concerning this project. The City of Long Beach will promptly notify the applicant of any such claim, action, or proceeding against the City of Long Beach and will cooperate fully in the defense. If the City of Long Beach fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Long Beach.



CITY OF LONG BEACH NOTICE OF EXEMPTION

DEPARTMENT OF DEVELOPMENT SERVICES
333 W. OCEAN BLVD., 5TH FLOOR, LONG BEACH, CA 90802
(562) 570-6194 FAX: (562) 570-6068
lbds.longbeach.gov

TO: Office of Planning & Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: Department of Development Services
333 W. Ocean Blvd, 5th Floor
Long Beach, CA 90802

L.A. County Clerk
Environmental Fillings
12400 E. Imperial Hwy. 2nd Floor, Room 2001
Norwalk, CA 90650

Categorical Exemption CE- 14-118

Project Location/Address: 110 W. OCEAN BLVD
Project/Activity Description: SPR+LCDP REQUESTS IN CONJUNCTION WITH THE ADAPTIVE REUSE OF THE LANDMARK-DESIGNATED OCEAN CENTER BUILDING; 74 RESIDENTIAL UNITS, GRADE-LEVEL COMMERCIAL USES.

Public Agency Approving Project: City of Long Beach, Los Angeles County, California

Applicant Name: DAVID L. GRAY ARCHITECT

Mailing Address: 527 W 7th ST LA CA 90014

Phone Number: 213-243-5707

Applicant Signature: [Signature]

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1409-15

Planner's Initials: MH

Required Permits: SPR+LCDP

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH STATE GUIDELINES SECTION 15301, Class 1, Existing Facilities

Statement of support for this finding: Adaptive re-use of existing building

Contact Person: Craig Chalfant
Signature: [Signature]

Contact Phone: 562-570-6368

Date: 12/8/14