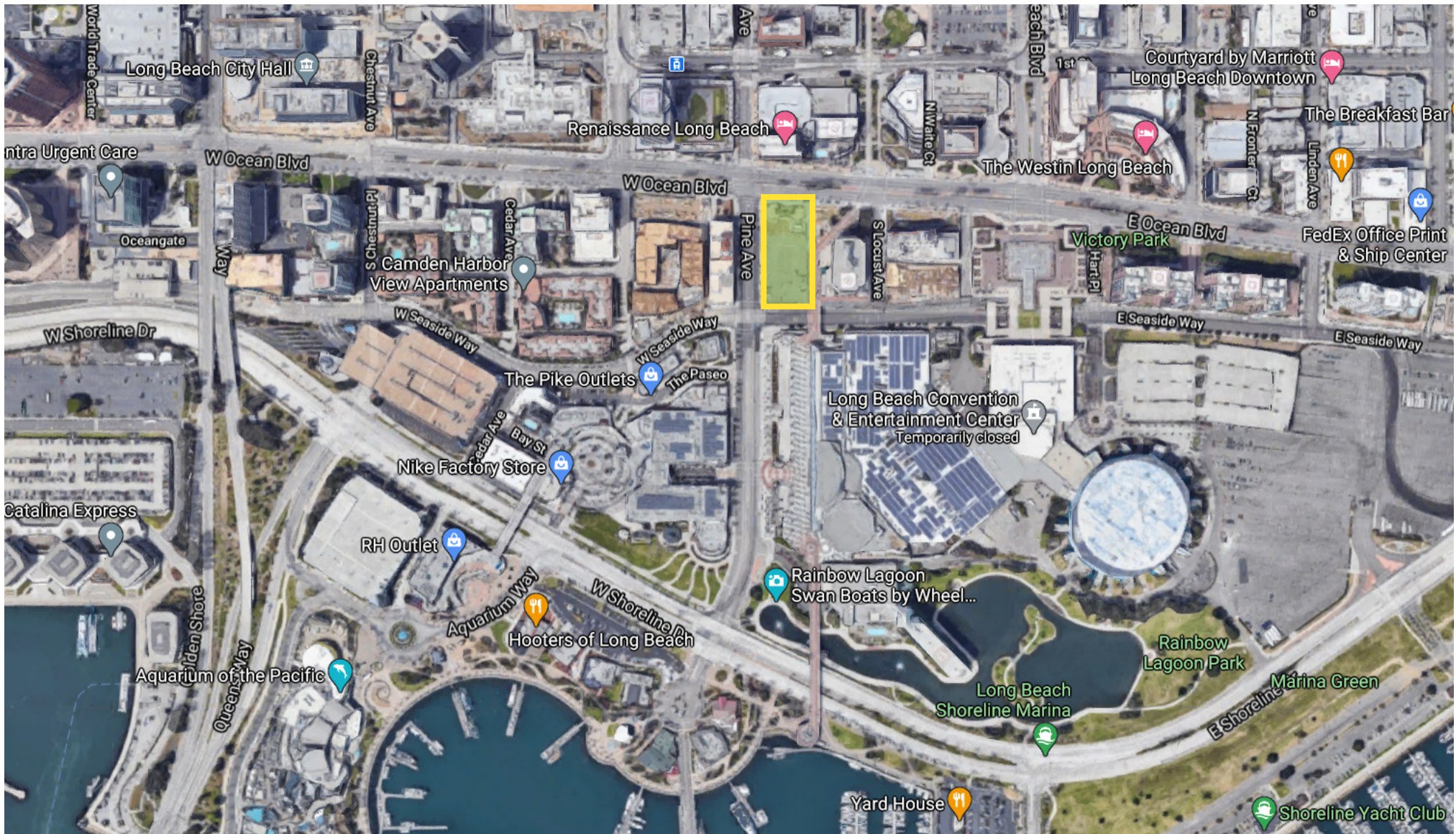


100 E OCEAN BOULEVARD PROJECT | SITE PLAN REVIEW | APPLICATION 18-03





100 East Ocean Boulevard Project
 Site Plan Review | Application 18-03



429 Hotel Keys

23,512 sq ft Restaurant Space -
Ground Floor and Rooftop

26,847 sq ft Meeting Rooms

30 Stories in Height

14.32:1 Floor Area Ratio ("FAR")

431 Total Parking Spaces

151 Onsite

280 Additional Spaces at the
Terrace Theater

Valet Parking

13,158 sq ft Victory Park area

Jergins Tunnel Area

4,350 sq ft Historic Tunnel
(roughly 30' x 145')

1,491 sq ft Interpretive Room

1,256 sq ft Exhibit Gallery

The Project would provide 37,404 square feet of open space, including improvements to Victory Park totaling 13,158 square feet, new landscaping, and a variety of amenities for hotel guests and visitors including an 11,288-square-foot pool deck and bar, all of which have been designed to comply with or exceed the requirements of LBMC Chapter 21.42

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SITE PLAN REVIEW

LOCAL COASTAL DEVELOPMENT PERMIT

CERTIFICATION OF CEQA EIR

ENVIRONMENTAL IMPACT REPORT

EIR analysis with expert technical reports on Air Quality, Cultural Resources, Greenhouse Gas Emissions, Noise, and Transportation/Traffic.

Conclusion: One Significant Unmitigated Environmental Impact: On-site cumulative construction noise (no other significant impacts):

Incorporates mitigation measures addressing: Air Quality, Cultural Resources, Onsite Construction Noise; and Operational Traffic (to prevent queuing)

Statement of Overriding Considerations

SUSTAINABILITY

LEED* Silver Certification

Use of energy efficient mechanical equipment, appliances and monitoring systems

Occupancy-based energy management systems

Water Conservation Measures per Long Beach Water Dept

Post-construction energy efficiency monitoring

Stormwater capture and recycling

Use of 10% recycled building materials in construction

HIGH QUALITY UNION CONSTRUCTION AND PERMANENT JOBS

PROJECT LABOR AGREEMENT WITH LOS ANGELES/ORANGE COUNTY BUILDING TRADES

- Local Hire Provisions
- Helmets to Hardhats

MEMORANDUM OF UNDERSTANDING WITH

**UNITEHERE!
LOCAL 11**

- Local Hire Provisions
- Paid Internships for Protected Classes

CONNECT TO AND RESTORE THE HISTORIC JERGINs TUNNEL

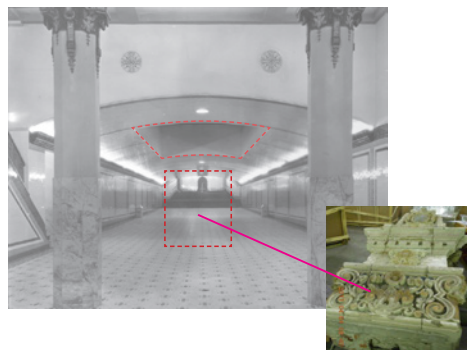
- Restoration of Key Historic Elements
- Public Access and Tours
- Educational Exhibits and Displays
- Remodeled Space for Exhibits, Vendors and Public Events

1 - FREE-STANDING DISPLAYS



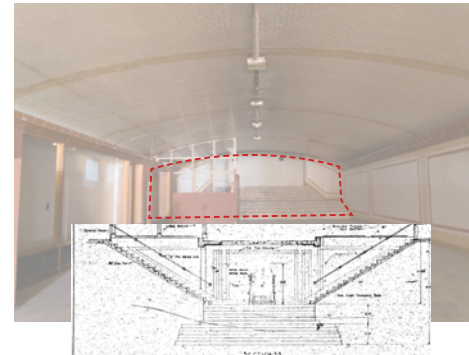
Example of free-standing displays not attached to historic walls. Courtesy of The Sibbett Group.

2 - RAISE DROP CEILING



Raising the drop ceiling to partially re-open or create a sense of the skylight void and showcase large terracotta artifact.

3 - SUPERGRAPHIC OR PROJECTION



Display enlarge photograph or mural depicting the original fountain and stairs at the north end.

4 - GLASS DOORS/WALL/GATE



Example of vision glass to enable viewing when closed.

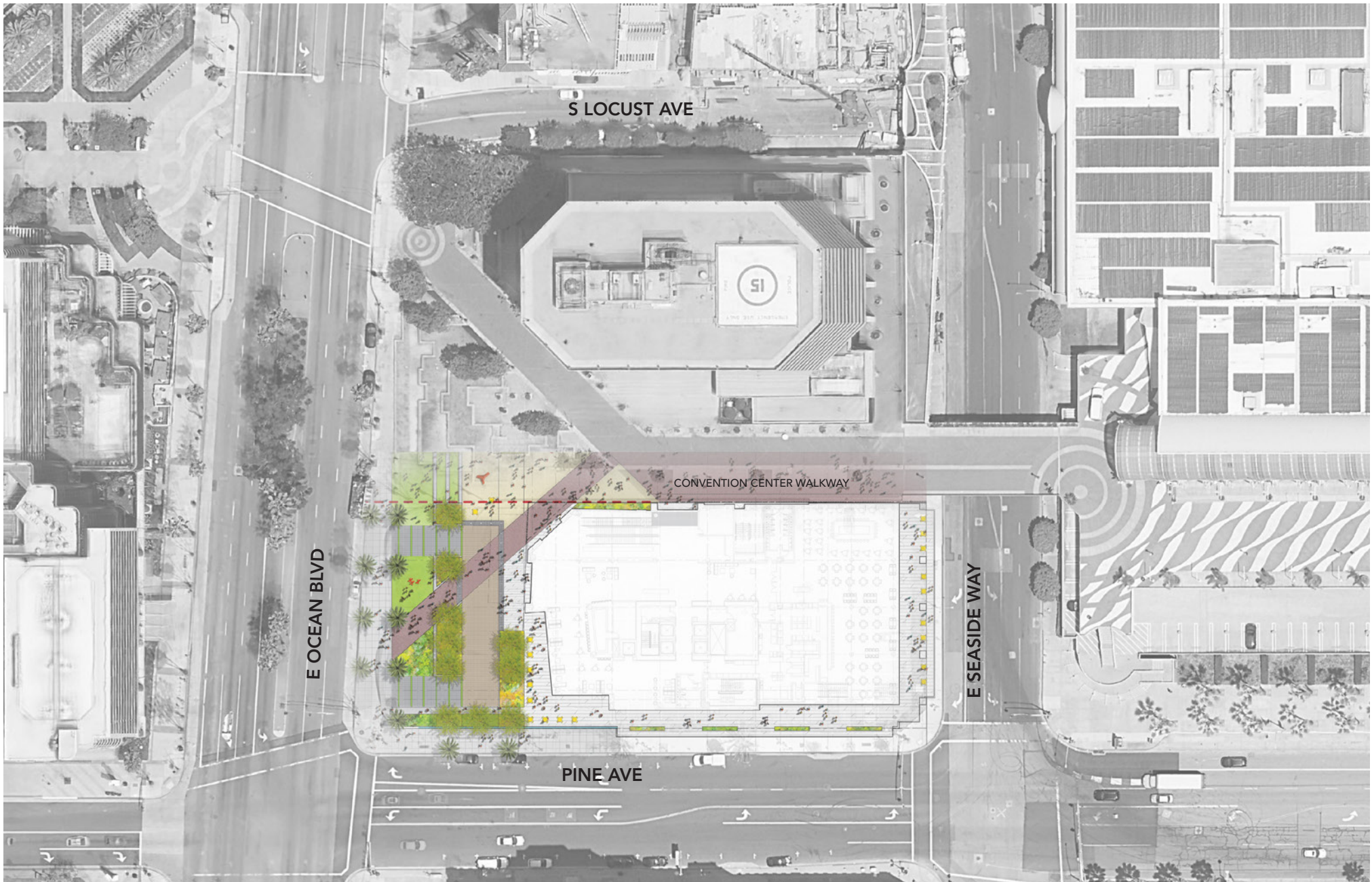














SOUTHERN CALIFORNIA
COASTAL GARDEN

MOTOR COURT GARDEN

THANK YOU









WEST ELEVATION