

Planning Commission

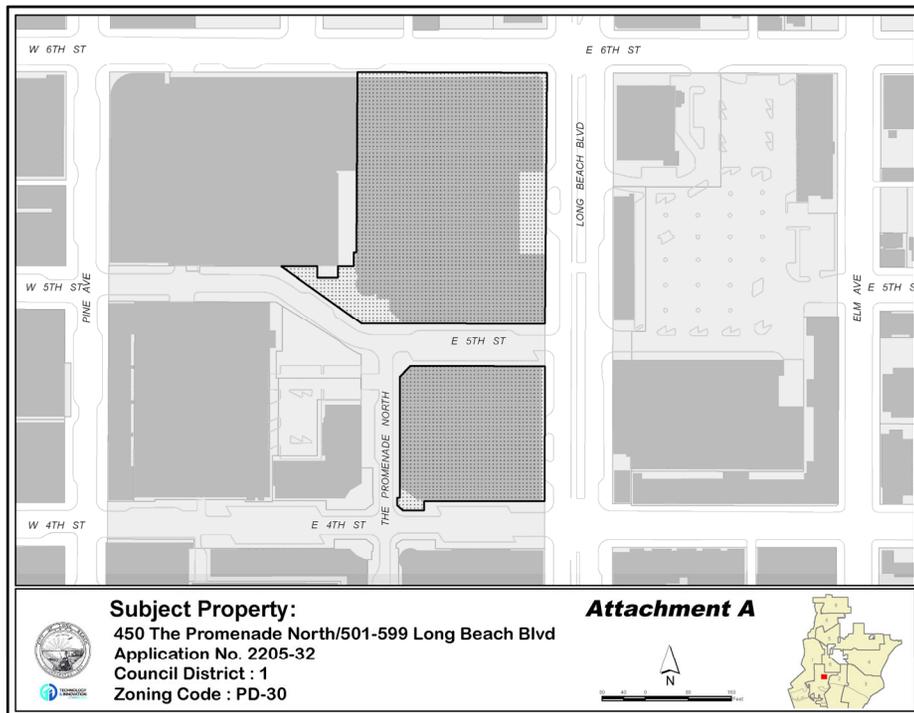
January 19, 2023

450 The Promenade North/501-599 Long Beach Blvd. "Mosaic" Project

Site Plan Review, Vesting Tentative Parcel Map, EIR Addendum

Application No. 2205-32

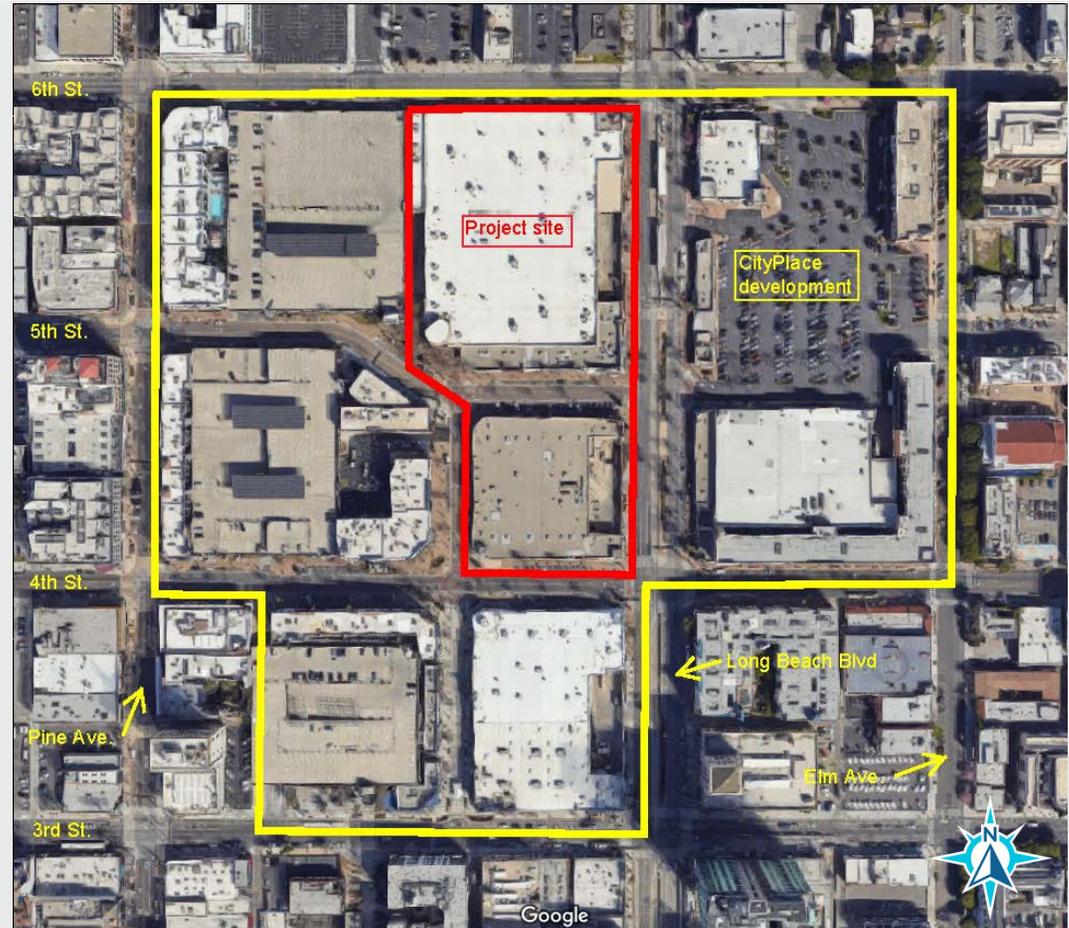
(SPR22-008, TPM22-002, EIRA-02-22)



- **Location** – 450 The Promenade North, 501–599 Long Beach Blvd.
- **Zoning** – PD-30 (Downtown Plan)
- **General Plan PlaceType** – DT (Downtown)
- **Site Area** – 5.49 acres
- **Current Development** – 197,523 sq. ft. retail
- **Surrounding Land Uses**
 - **North** – Commercial – parking, restaurants/retail
 - **South** – Commercial – restaurants/retail
 - **East** – Metro A Line, shopping center
 - **West** – Parking structures

Project Site within CityPlace

- Site is located within CityPlace but is not all of CityPlace.
- Includes only the blocks between 4th and 6th Streets east of Long Beach Blvd., west of The Promenade.
- Does not include City parking garages.
- Does not include any existing residential.
- Does not include uses south of 4th St. such as Ross, Studio One Eleven, and Portuguese Bend.



Existing conditions at project site

North Block (6th St. to 5th St.)

- 501–599 Long Beach Blvd., 151–295 E. 5th St.:
 - Former Wal-Mart, closed and vacant
 - Former “The Found Theatre,” closed
 - Retail: Payless, Sally Beauty Supply, GNC, Verizon, Panda Express, Green Olive

South Block (5th St. to 4th St.)

- 450 The Promenade North, 205–295 E. 4th St., 200–290 E. 5th St.:
 - Former Fresh & Easy market, closed
 - Former Big 5 Sporting Goods, closed
 - Retail: Jean Machine, Jewelry, Game Stop, Fashion Island, T-Mobile



Previous Iteration: 1982 – 1999

Long Beach Plaza Mall

- Indoor shopping mall built in 1982 with Redevelopment Agency assistance
- 676,000 sq. ft., 138 stores
- Anchor tenants: Buffums, JC Penney, Montgomery Ward
- Closed in 1999 and demolished
- Replaced by current CityPlace in 2002



LA Times 1990 quote:

*** Most memorable feature: Fortress-like brick walls give the appearance of a prison.**



Previous Iteration: 2002 – present

Long Beach CityPlace

- Outdoor shopping center built in 2002 with Redevelopment Agency assistance.
- 450,000 sq. ft. of retail space.
- Wal-Mart anchor tenant, 126,000 sq. ft.
 - Closed January 2016, vacant since.
- Reopened 4th and 5th Streets and extended The Promenade to pedestrian and vehicular traffic.
- Re-branded as “The Streets” in 2017.
- Major remodeling has occurred to portions west of The Promenade and south of 4th St. that are not a part of this project site since 2017.



Proposed Project

- Complete demolition of all improvements on site.
 - 197,523 sq. ft. of commercial retail to be demolished.
- Subdivision into three ground lots: two on north block, one on south block.
- Construction of three new eight-story apartment buildings
 - Three stories of parking garage, at-grade to third story
 - 38,405 sq. ft. of ground-floor retail, including a 2,405 sq. ft. standalone retail pavilion
 - Five stories of apartment and amenities
 - Type I over Type III construction
- Closure of vehicular circulation on The Promenade between 4th St. and 5th St. to create pedestrian paseo and event space.
- New pedestrian paseo between 5th St. and 6th St.

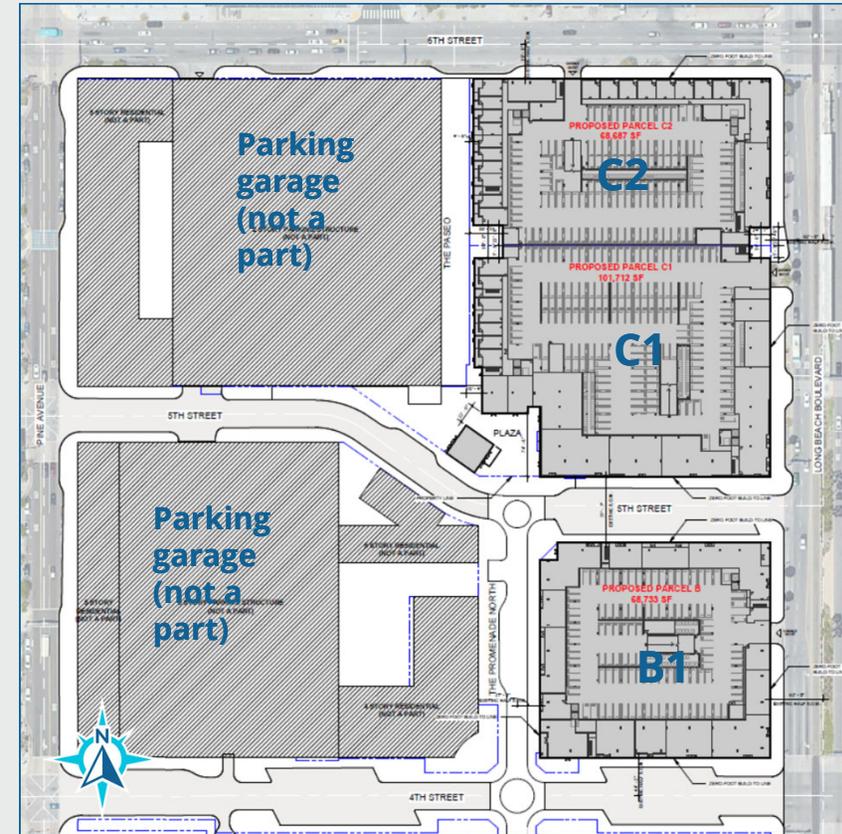
Project Proposal

Mosaic Project



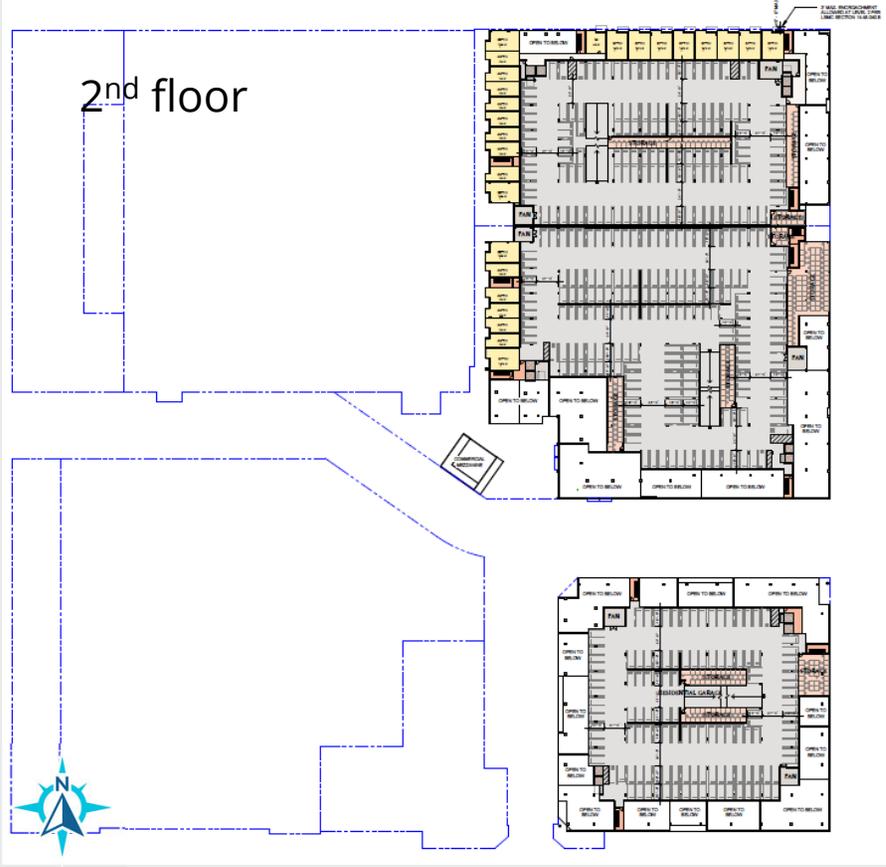
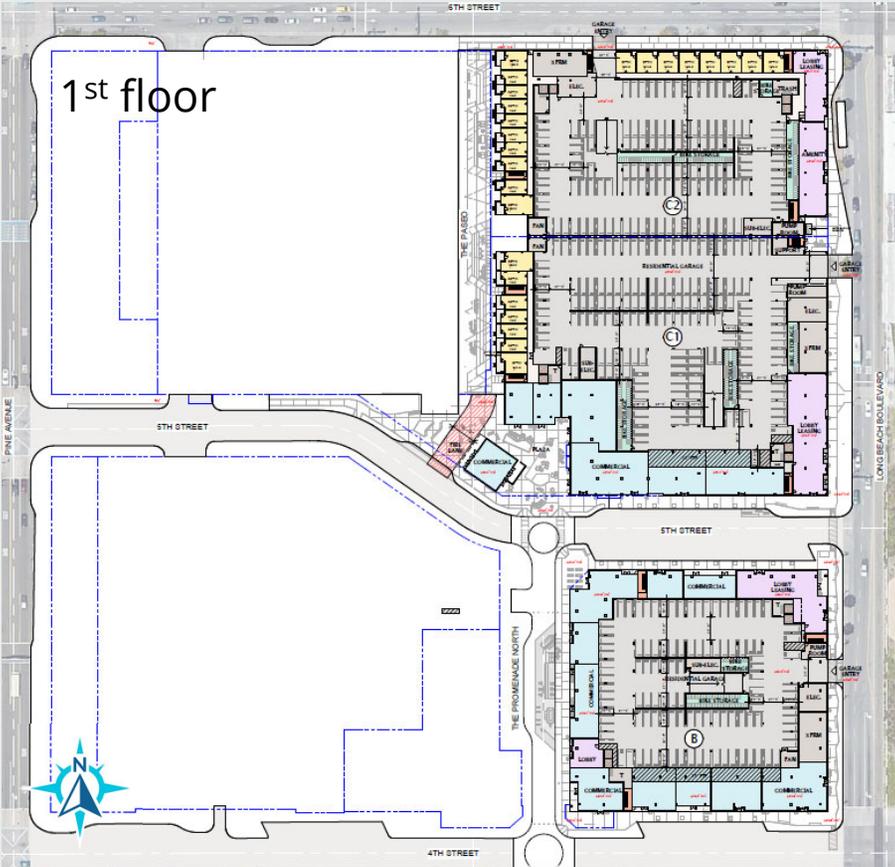
Project Components

- 900 new residential units.
 - Parcel B: 272 units
 - Parcel C1: 359 units
 - Parcel C2: 269 units
- 3 new ground lots:
 - Parcel B: 68,733 sq. ft. (1.58 ac)
 - Parcel C1: 101,724 sq. ft. (2.33 ac)
 - Parcel C2: 68,712 sq. ft. (1.58 ac)
- 1,125 parking stalls required, 1,383 provided.
 - Proposed parking is for residential only, provided in a 3-level parking garage for each building.
 - Commercial parking (39 stalls total) to be provided in City-owned parking garages.
 - Bicycle parking: 187 required and proposed.



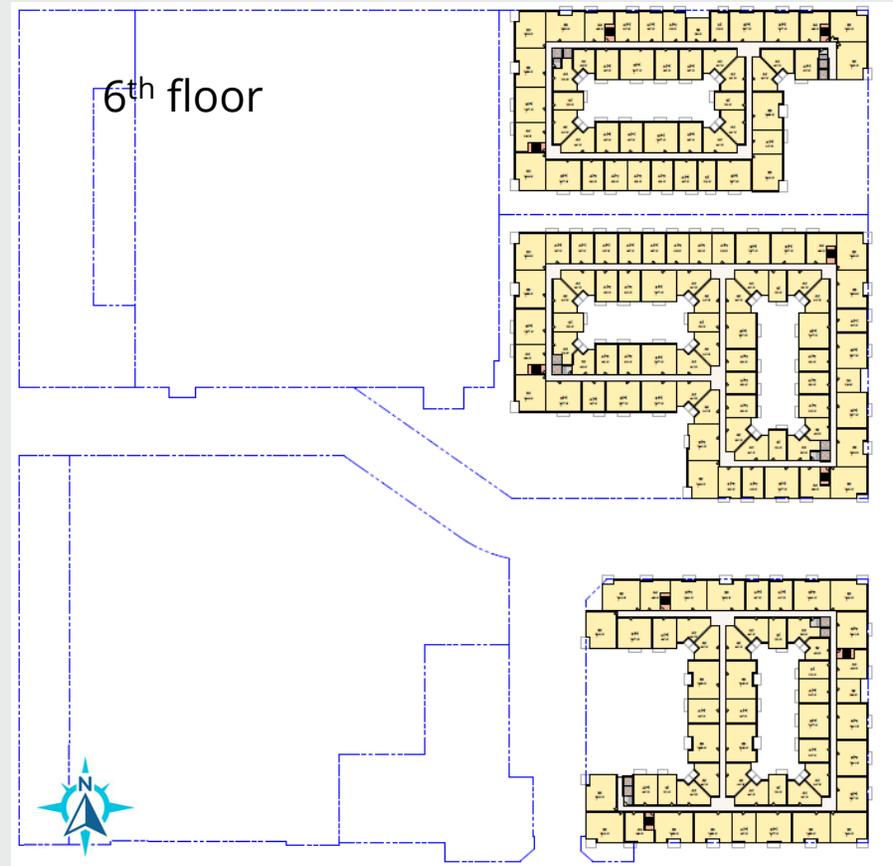
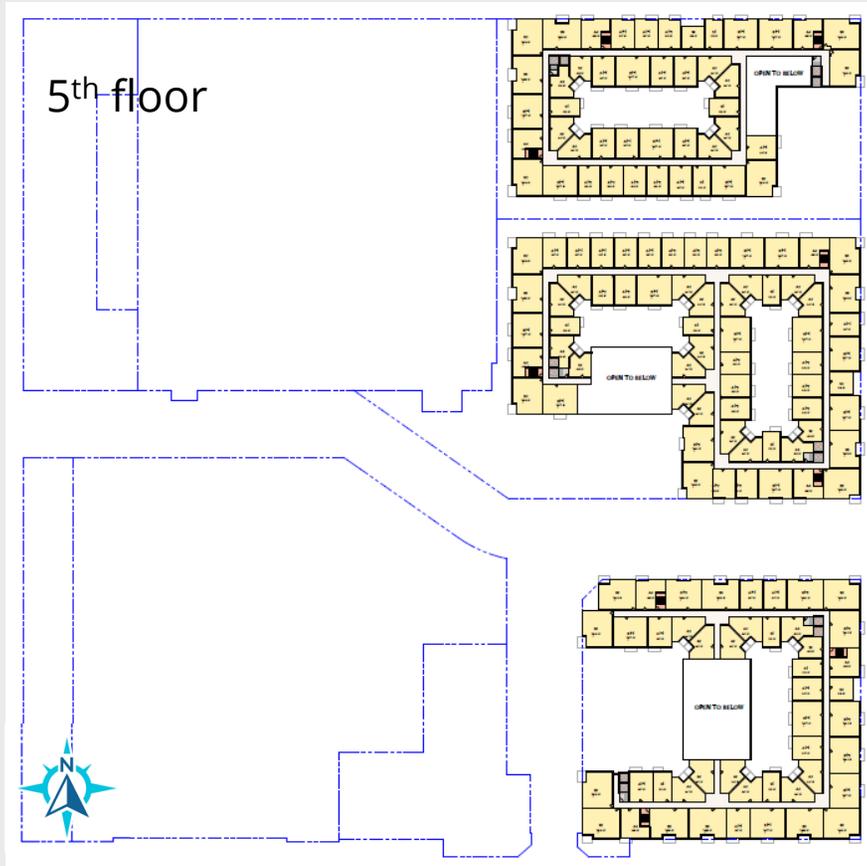
Floor Plans

Mosaic Project



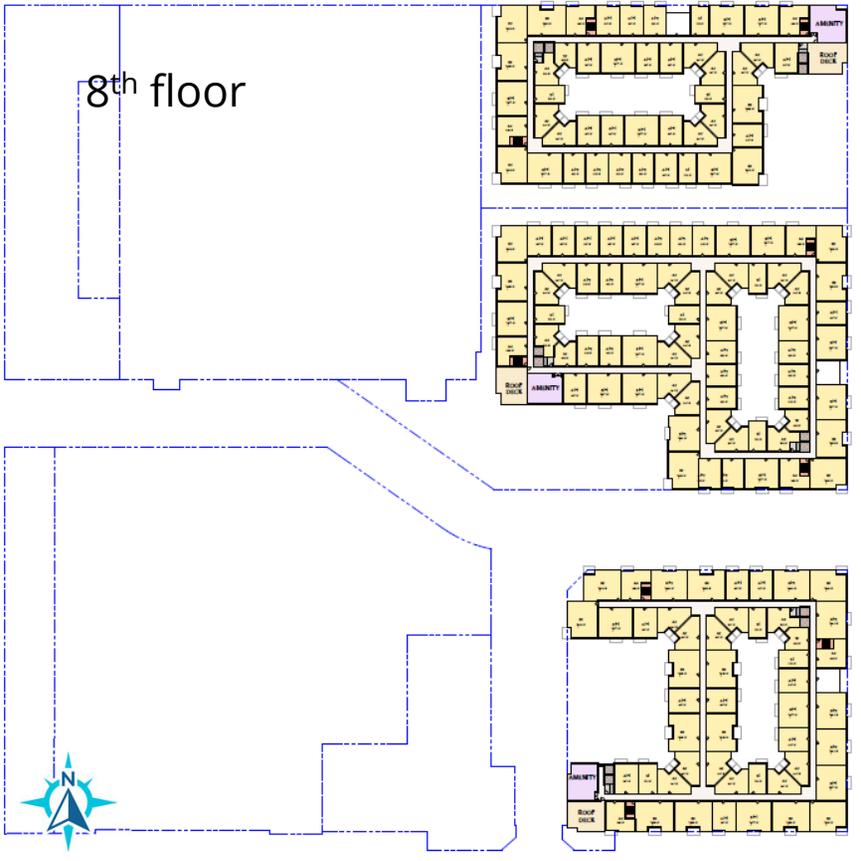
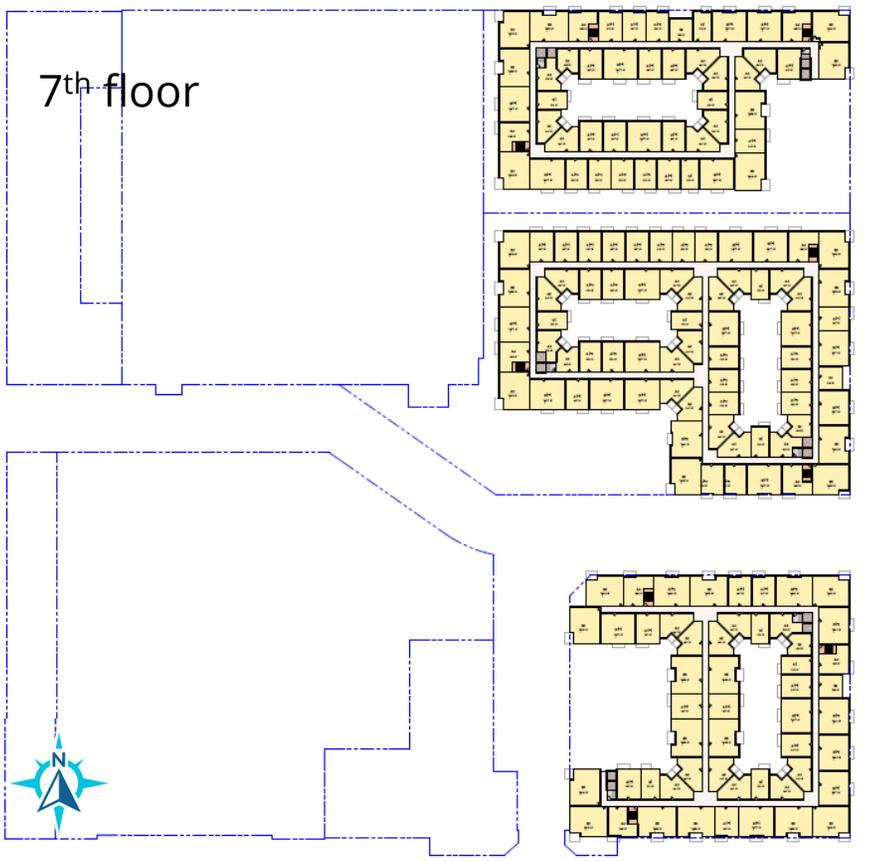
Floor Plans

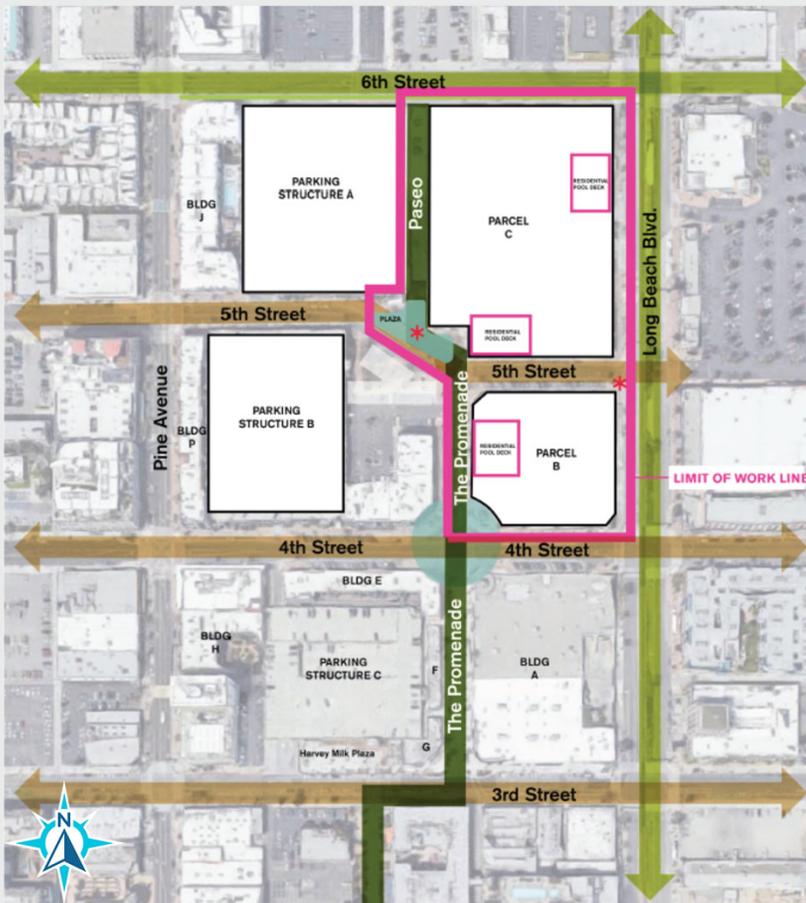
Mosaic Project



Floor Plans

Mosaic Project





Site Circulation

- 4th and 5th St. to remain open, will be dedicated (currently private) from back of curb to back of curb.
- The Promenade to close to vehicular traffic between 4th and 5th St., to become car-free promenade.
- New paseo to connect 5th and 6th St., will break up “super-block” between Pine Ave. and Long Beach Blvd.

Street Activation

- Active ground-floor spaces in buildings.
- Public realm art, murals, and decorative paving
- New paseo providing new pedestrian flow between 5th and 6th St.
- Existing Promenade programming to continue.

Project Renderings

Mosaic Project



Project Renderings

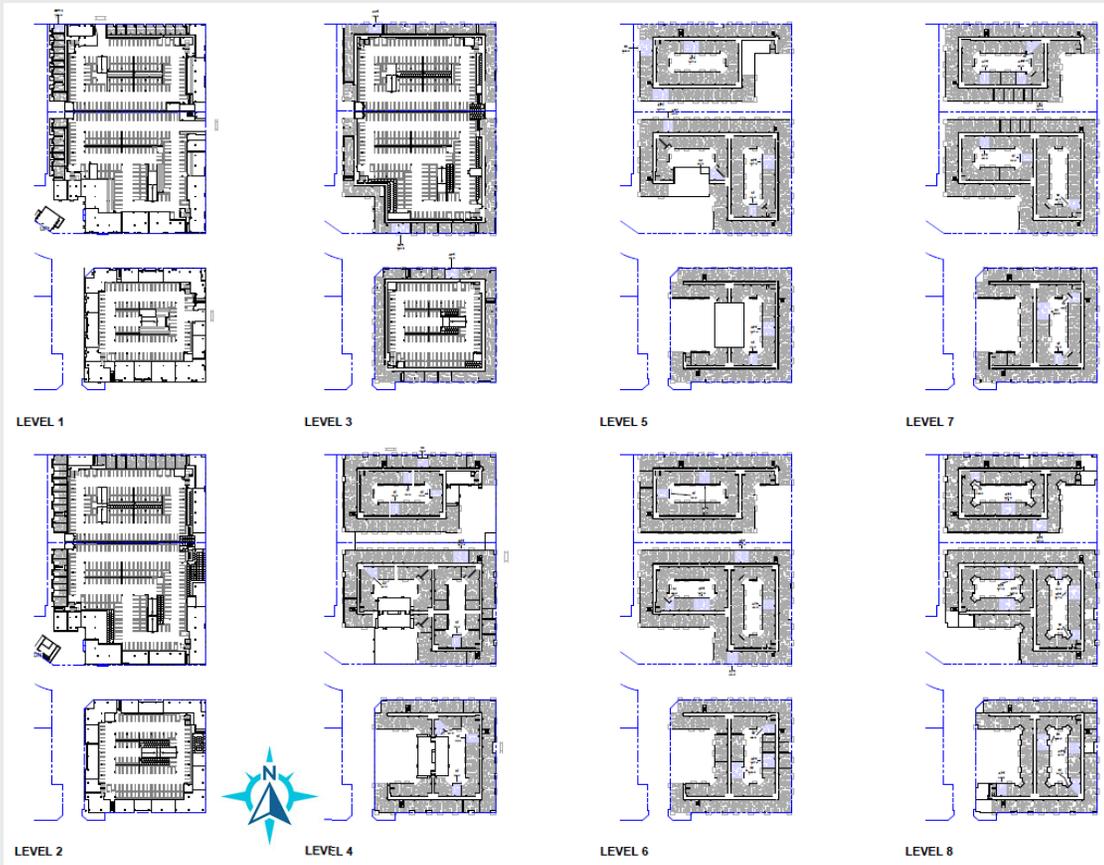
Mosaic Project



Project Renderings

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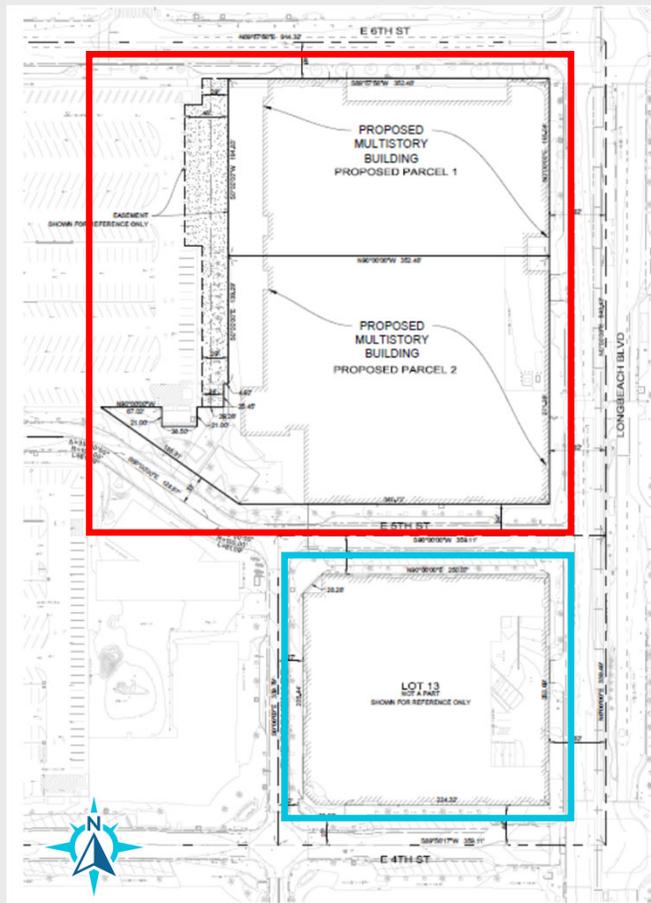


Inclusionary Housing Ordinance

- Project is subject to City's inclusionary housing ordinance.
- For 2022 submittals, 6% of for-rent unit count required to be affordable at Very Low Area Median Income level for 55+ years.
- New paseo to connect 5th and 6th St., will break up "super-block" between Pine Ave. and Long Beach Blvd.

Compliance

- Project will provide 54 units (6% of 900 units) as Very Low AMI units.
- Units evenly distributed throughout development and among unit types and sizes mix.



Tentative Parcel Map Subdivision

- Northern lot (Lot 6) to be subdivided into two lots:
 - Parcel 1: 101,724 sq. ft. (2.33 ac)
 - Parcel 2: 68,712 sq. ft. (1.58 ac)
- Southern lot (Lot 13) not to be subdivided:
 - 68,733 sq. ft. (1.58 ac)
- Each building will be on its own lot.

- **Site Plan Review (SPR) and Planned Unit Development (PUD)** – Site Plan Review for building and site design
- **Vesting Tentative Parcel Map (VTPM)** – Vesting Tentative Parcel Map No. 83693 to subdivide the northern lot of the project site into two lots; southern lot not to be subdivided.
- **EIR Addendum** – EIR Addendum to Downtown Plan Program EIR for CEQA compliance.

Public Comment on Project

- Staff has received 15 written comments (as of 2:30 pm today) on this project.
 - 13 letters in support.
 - 1 neutral letter from North Pine Neighborhood Association expressing a request for an increased amount of affordable housing units Citywide, and expressing appreciation for the developer's work with neighborhood groups, inclusion of neighborhood-scale design, inclusion of enhanced pedestrian space, and inclusion of physical, accessible linkages to surrounding neighborhoods.
 - 1 letter from Lozeau Drury LLP law firm claiming EIR Addendum is inadequate:
 - Claims Downtown Plan Program EIR did not analyze this project.
 - Claims EIR Addendum cannot use information prepared in a previous EIR Addendum to the Downtown Plan Program EIR (the Land Use Equivalency Program from EIR Addendum from 636 Locust Mixed-Use Project).

EIR Addendum

- EIR Addendum was prepared in accordance with CEQA Guidelines (EIRA-02-22).
- Tiers off of the certified Program EIR for Downtown Plan, and the Land Use Equivalency Program (LUEP, adopted with the 636 Locust Ave. project), which traded office, commercial, and hotel space in the Downtown Plan EIR impact analysis for 3,260 additional residential units.
- EIR Addendum found that there are no potentially significant impacts that are new or greater than those studied in the Downtown Plan PEIR that cannot be mitigated to a level of less than significant.
- Project will be subject to and will be required to implement the Mitigation Monitoring and Reporting Program for the Downtown Plan PEIR.

Response to challenge on use of EIR Addendum and LUEP

EIR Addendum is adequate, and no supplemental EIR is required, per Sections 15162(a) and 15164 of the CEQA guidelines because:

- A. No substantial changes are proposed which will require major revisions of the DTP PEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- B. No substantial changes will occur with respect to the circumstances under which the project is undertaken which will require major revisions to the DTP PEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- C. There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the DTP PEIR was certified as complete, showing any of the following:
 - i. The project will [not] have one or more significant effects not discussed in the DTP PEIR;
 - ii. Significant effects previously examined will [not] be substantially more severe than shown in the DTP PEIR;
 - iii. Mitigation measures or alternatives previously found not to be feasible would [not], in fact, be feasible and would [not] substantially reduce one or more significant effects of the project [...]; [and]
 - iv. Mitigation measures or alternatives which are considerably different from those analyzed in the DTP PEIR would [not] substantially reduce one or more significant effects on the environment [...].

Response to challenge on use of EIR Addendum and LUEP

- D. Every EIR Addendum becomes part of the record of the original EIR for which it was prepared; thus, the 636 Locust Mixed-Use Project EIR Addendum and accompanying LUEP is part of the DTP PEIR.
- E. The EIR Addendum prepared for the Mosaic Project is adequate and appropriate under the CEQA statute and guidelines.
- F. The LUEP has been previously vetted and approved by the commission on September 16, 2021, and the city council on appeal on January 18, 2022. The claims made in the Lozeau Drury letter have been reviewed and rejected based on the analysis and documentation.
- G. This challenge to the LUEP approach is late because no legal challenge was filed after that January 18, 2022, city council action.
- H. Furthermore, under the Housing Accountability Act and Housing Crisis Act, the City is required to process residential projects fairly, objectively and in a timely basis, limiting any unnecessary environmental review or excess requirements.

Staff recommends that the Planning Commission:

- Accept EIR Addendum EIRA-02-22,
- Approve Site Plan Review, and
- Approve Vesting Tentative Parcel Map.



Thank you

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