



March 7, 2017

Staybridge Suites

Zone Change for three parcels located at 2640 N. Lakewood Boulevard, 2610 N. Lakewood Boulevard and 4141–4217 Willow Street.

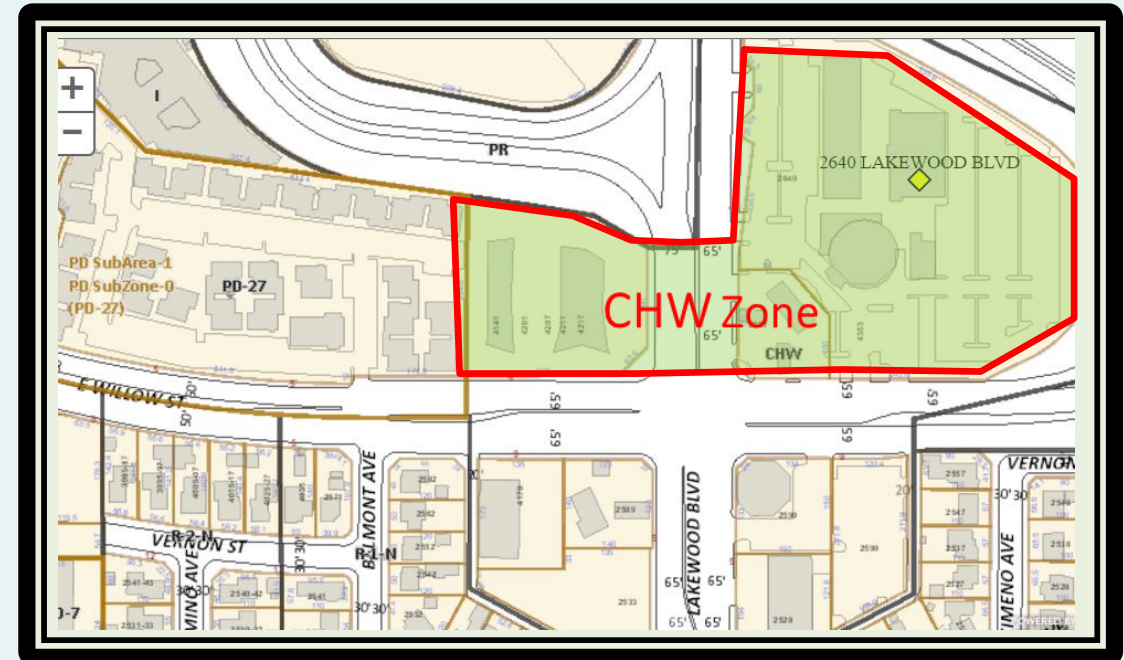
Conditional Use Permit and Site Plan Review for a new six story hotel located at 2640 N. Lakewood Boulevard.

Accept Mitigated Negative Declaration 06-16.

City Council

CITY OF
LONG BEACH

Vicinity Map and Zoning Map



- 2640 N. Lakewood Blvd - Hotel Site
- 2610 N. Lakewood Blvd - Gas station
- 4141-4217 Willow Street - Commercial/Car Wash

Project Site

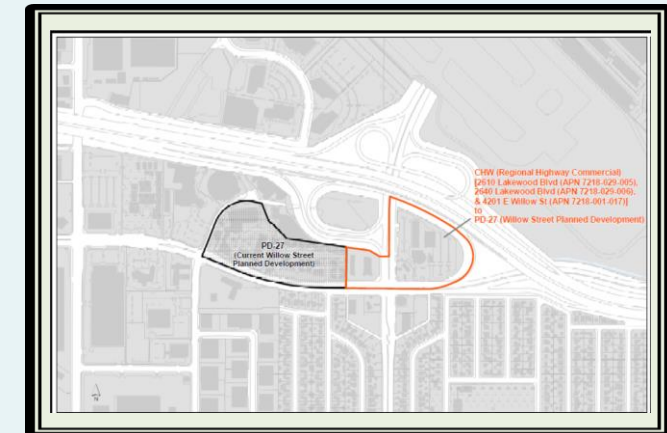


Hotel Site

- 13-story Holiday Inn was established in 1967
- 2-story hotel constructed in 1978

Proposed Project

- Demolish the existing two-story hotel
- Construct a new six-story hotel and a new two-level parking structure over surface parking

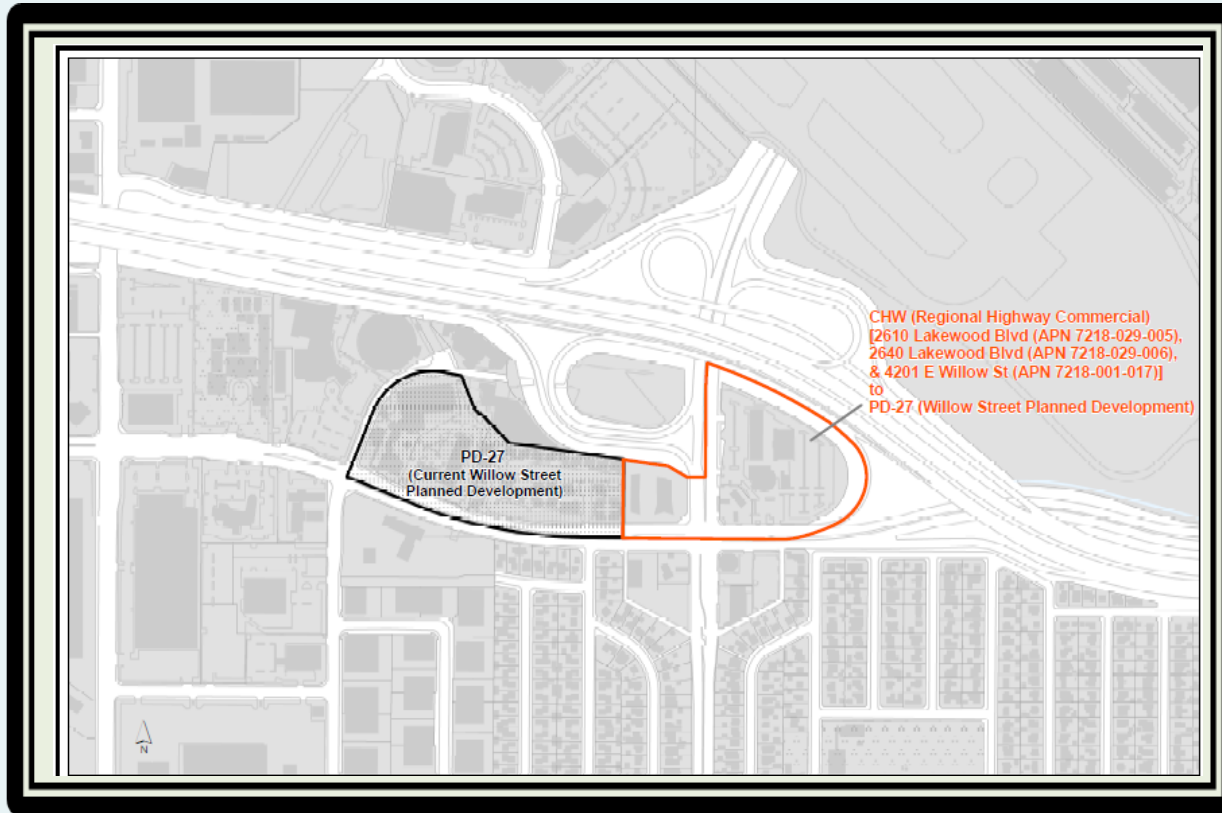


Entitlements Requested

- Zone Change
- Site Plan Review
- Conditional Use Permit

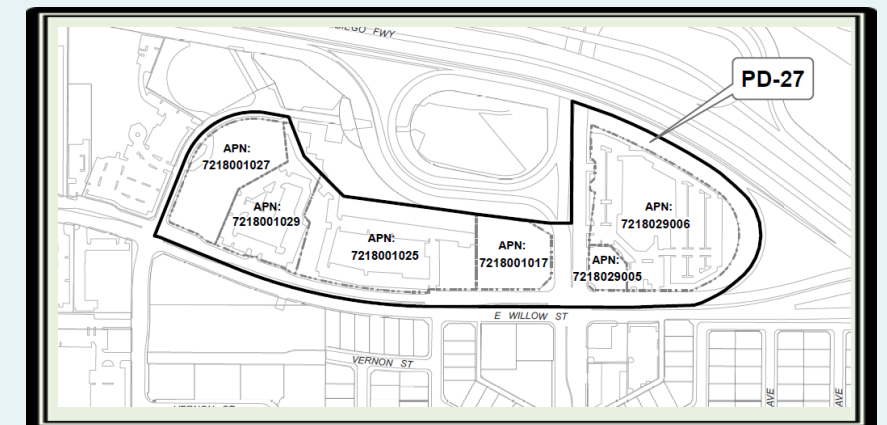
Zone Change

CHW to PD-27 Willow Street PD



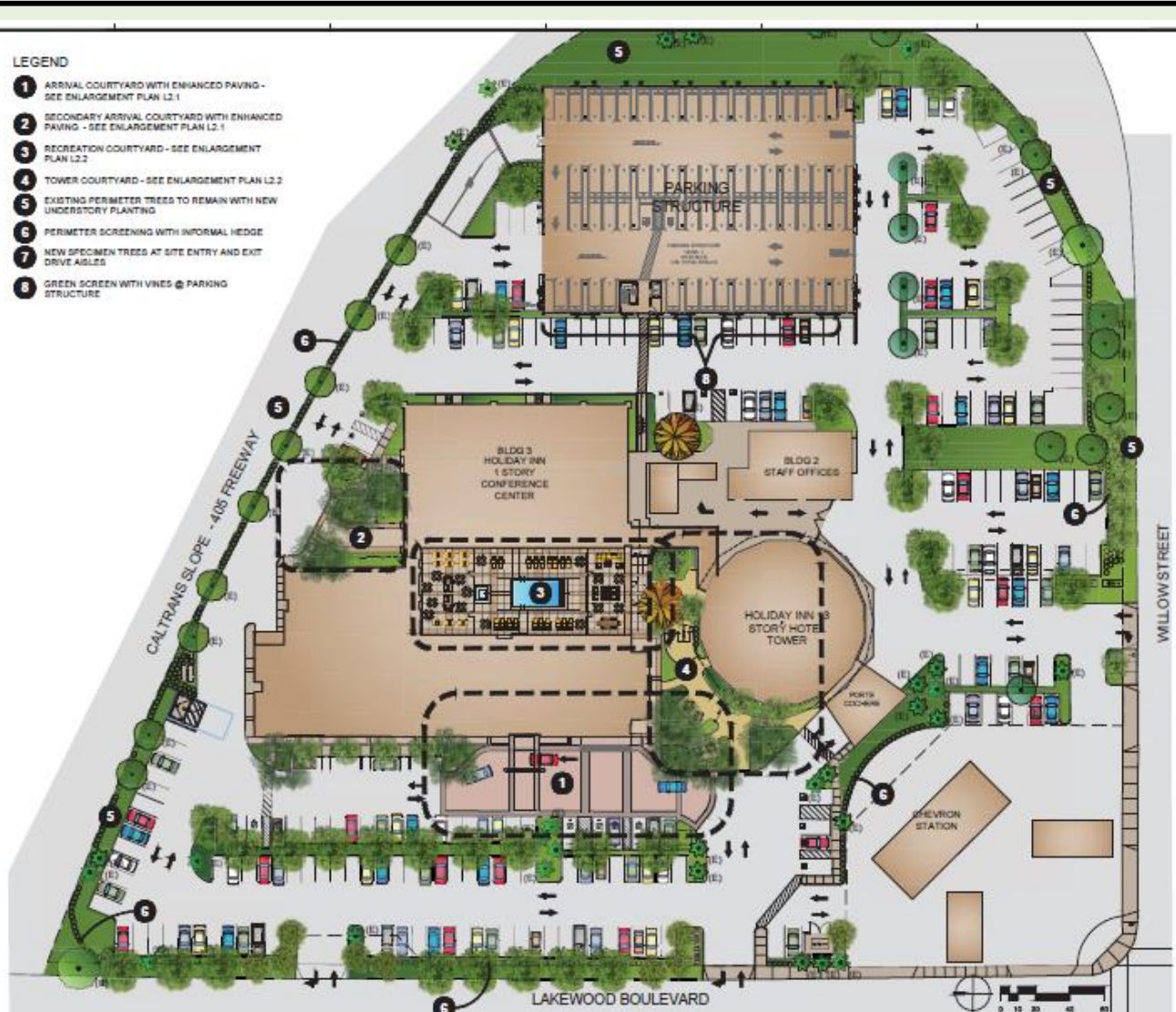
Zone Change requests the expansion of PD-27 to include three additional parcels

- 2640 N. Lakewood Blvd - Hotel Site
- 2610 N. Lakewood Blvd - Gas station
- 4141-4217 Willow Street - Commercial/Car Wash





Site Improvements



- New parking lot configuration
- Driveway closure along Willow Street
- New parking deck on top of existing surface parking
- New landscape areas
- New outdoor pool

Elevations



Environmental Review

- In accordance with the California Environmental Quality Act and the CEQA Guidelines, a Mitigated Negative Declaration (MND 06-16) was prepared.
- Public Review period was from November 16, 2016 to December 16, 2016.
- Mitigation measures were incorporated as conditions of approval.

Planning Commission

The Planning Commission recommended approval of the project on January 19, 2017.

Recommendation

Adopt Planning Commission recommendation.