

3.0 Project Description



3.0 PROJECT DESCRIPTION

3.1 PROJECT LOCATION AND SETTING

PROJECT LOCATION

The Shoreline Gateway Project is located in the City of Long Beach, California. The City of Long Beach is located on the south coast of Los Angeles County, which is approximately 22 miles south of downtown Los Angeles; refer to Exhibit 3-1, *Regional Vicinity*. The location of the project site serves as an entrance to the East Village Arts District and the eastern edge of the downtown. The Shoreline Gateway Project is comprised of nine parcels (approximately 2.23 acres) generally located north of Ocean Boulevard, between Atlantic and Alamitos Avenues; refer to Exhibit 3-2, *Project Vicinity*.

PROJECT SETTING (EXISTING CONDITIONS)

The project site is currently developed with multiple-family residential, restaurant, office and parking uses; refer to Exhibit 3-3, *Project Aerial Photograph*. The September 2006 Final EIR had identified the Video Choice building at the northwest corner of Ocean Boulevard and Alamitos Avenue. The Video Choice structure was demolished in October 2006 and the corner parcel has been improved with landscaping and a public parking lot with 39 spaces. Uses west of the parking lot, between Lime Avenue and Broadway Court, include a three-story 30-unit apartment building, a two to three-story 33-unit apartment building and two surface parking lots. West of Broadway Court and east of the existing Artaban building (which is not part of the proposed project) is a 3,852 square foot single story restaurant (Long Beach Café) and surface parking. Uses north of Bronze Way, between Atlantic Avenue and Broadway Court, include a 7,500 square foot single story office building with surface parking located between Broadway Court and Lime Avenue. Overall, the original project site is developed with 11,352 square feet of restaurant and office uses, 63 residential units, and surface parking.

Surrounding land uses to the north include a hotel (Roadway Inn) and two- and three-story multi-family residential uses, Alamitos Avenue, retail (Shell gas station and mini-mart); multi-family residential uses to the east; Ocean Boulevard and multi-family residential uses (Villa Riviera, International Tower, Long Beach Towers) to the southeast/south; and multi-family residential uses (Artaban building), Atlantic Avenue, and retail and office (California National Bank building) uses to the west.



● - Project Site



Not to Scale

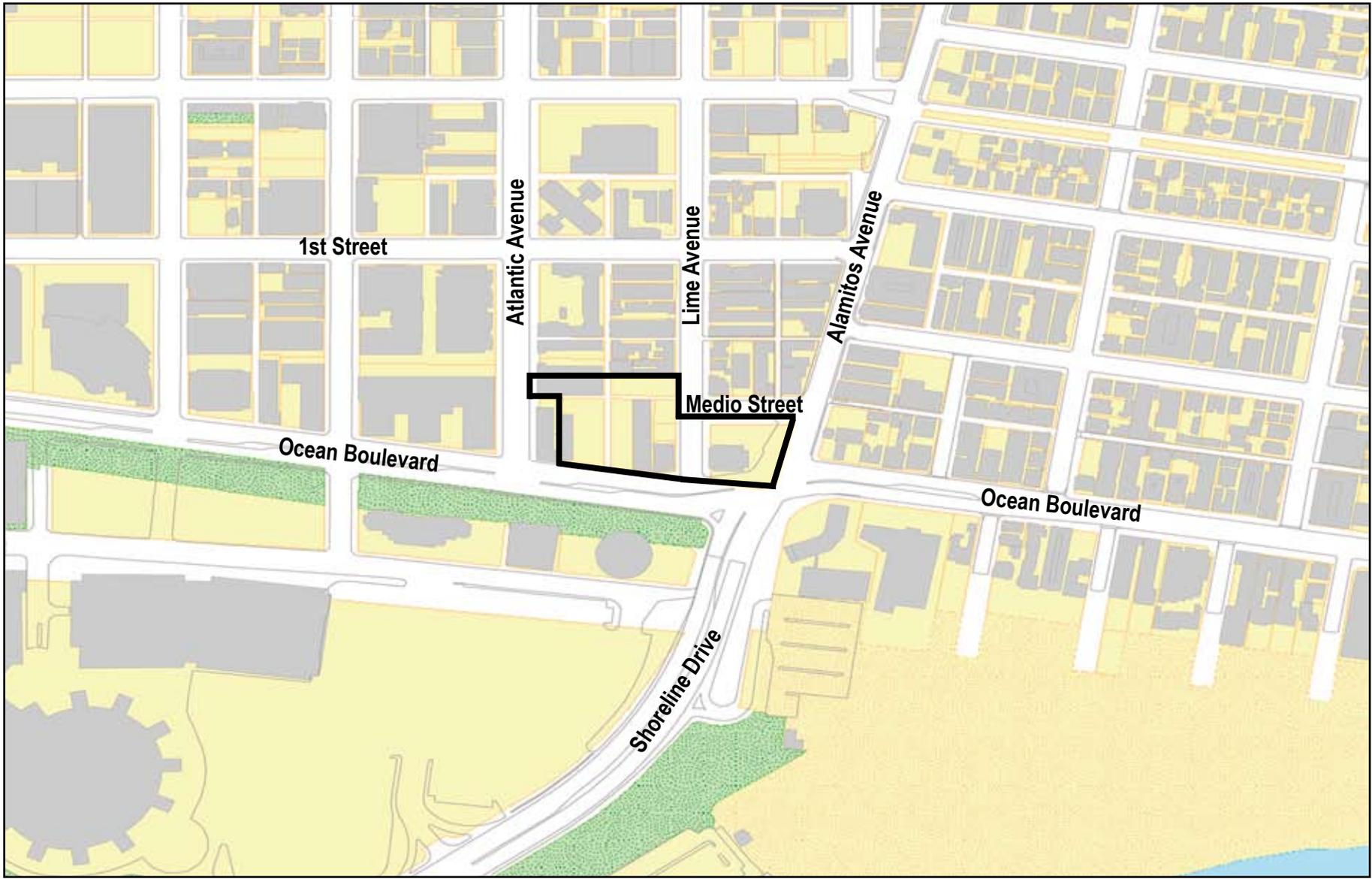


PLANNING ■ DESIGN ■ CONSTRUCTION

10/07 • JN 10-105741

SHORELINE GATEWAY PROJECT
SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT

Regional Vicinity



Source: City of Long Beach.

— - Project Site



Not to Scale



PLANNING ■ DESIGN ■ CONSTRUCTION

10/07 • JN 10-105741

Exhibit 3-2

SHORELINE GATEWAY PROJECT
 SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT
Project Vicinity



Source: Anderson Pacific LLC.

— - Project Site



Not to Scale



PLANNING ■ DESIGN ■ CONSTRUCTION

10/07 • JN 10-105741

Exhibit 3-3

SHORELINE GATEWAY PROJECT
SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT
Project Aerial Photograph



3.2 BACKGROUND AND HISTORY

CERTIFICATION OF THE SHORELINE GATEWAY PROJECT EIR (SCH No. 2005121066)

On September 18, 2006, the City of Long Beach Redevelopment Agency certified the Shoreline Gateway Project (SCH No. 2005121066). Certification of the EIR by the Redevelopment Agency also included adoption of the Mitigation Monitoring and Reporting Program.

Prior to completion of the EIR, an Initial Study was conducted to determine the significant effects of the project. In the course of this evaluation, certain impacts of the project were found to be less than significant due to the inability of the project of this scope to create such impacts or the absence of project characteristics producing effects of this type. The topics determined to have less than significant impacts included:

- Agricultural Resources;
- Biological Resources;
- Geology and Soils; and
- Mineral Resources.

The EIR evaluated potential environmental impacts with respect to the following issue areas:

- Land Use and Relevant Planning;
- Aesthetics/Light and Glare;
- Traffic and Circulation;
- Air Quality;
- Noise;
- Hazards and Hazardous Materials;
- Cultural Resources; and
- Public Services and Utilities.

A total of 44 mitigation measures were applied to the project. With implementation of mitigation measures, potentially significant impacts were reduced to a less than significant level with the exception of Aesthetics/Light and Glare (shade and shadow impacts), Traffic and Circulation (forecast year 2015 with project impacts, Los Angeles County CMP facilities impacts and cumulative impacts), Air Quality (short-term construction impacts [NO_x emissions]), Noise (short-term construction noise impacts and long-term mobile noise impacts) and Cultural Resources (historic structure [40 Atlantic Avenue]). In accordance with *CEQA Guidelines* Section 15091 and Section 15093, the City of Long Beach adopted findings and prepared a Statement of Overriding Considerations.

Overview of the September 2006 Shoreline Gateway Project

The September 2006 Shoreline Gateway project description proposed a mixed-use development involving a 22-story residential tower (Gateway Tower) at the northwest



corner of Ocean Boulevard and Alamitos Avenue, a 15- to 19-story stepped slab building (Terrace Tower) west of the existing Lime Avenue and Ocean Boulevard intersection and a 10-story building (Courtyard Tower) northeast of the existing Artaban building; refer to Exhibit 3-4, 2006 Shoreline Gateway Project Roof Plan. The buildings would be situated over a two-story podium of residential, retail and live/work units, resulting in a maximum height of 24, 21 and 12 stories, respectively, from grade.

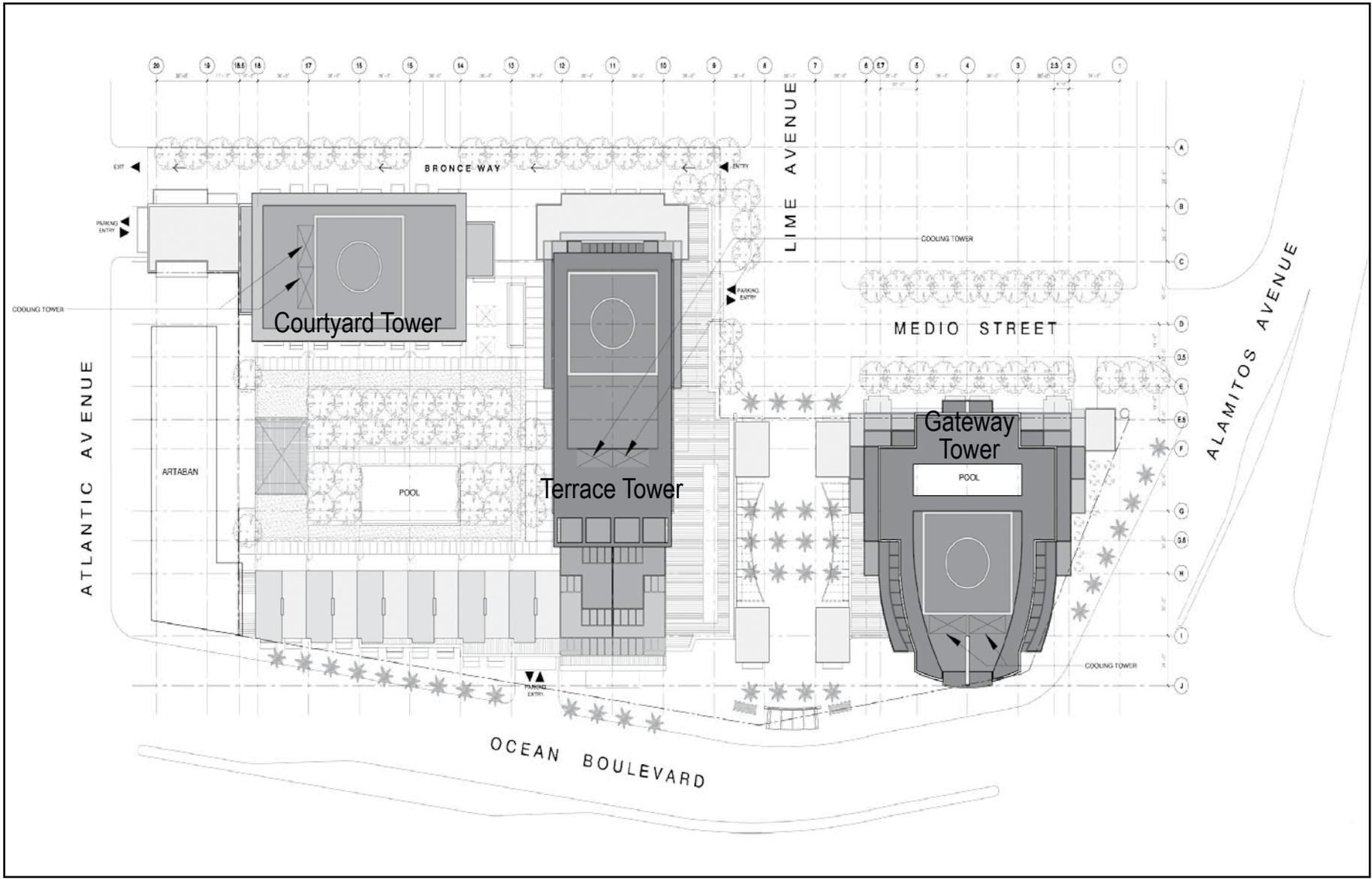
Development of the September 2006 project description would result in 358 residential units including live/work spaces, townhomes, one to three bedroom apartment units, penthouse units and associated amenities. The project involved locating live/work units adjacent to Ocean Boulevard and townhouse units adjacent to the Bronze Way alley and Medio Street. Additionally, the September 2006 project description proposed 13,561 square feet of retail/gallery space, which would front the proposed residential tower and stepped slab building on Ocean Boulevard.

Building Heights and Materials. With the two-story podium, the height of the 24-story tower would be approximately 284 feet (not including an optional beacon). The maximum height of the 21-story stepped slab building would be approximately 233 feet and the 12-story building would be approximately 124 feet. The September 2006 project description proposed the use of terra cotta cladding, stone, translucent and clear glass materials of warm hues, compatible with development in the surrounding area.

Site Access and Relocation of Roadways. Vehicular access, as described in the September 2006 project description, would occur from Ocean Boulevard, Atlantic Avenue and at the western terminus of Medio Street. Bronze Way alley would be relocated from its current location northward to the edge of the project site. It would then serve as a one-way street providing direct access to the proposed townhouse units. Additionally, Lime Avenue, between Medio Street and Ocean Boulevard, would be vacated to allow for an elliptical-shaped paseo between the proposed residential tower and stepped slab building on Ocean Boulevard.

Parking. Parking for approximately 820 vehicles would be provided in three subterranean parking levels and in a concealed parking structure located at-grade and one level above-grade. The parking structure would be concealed from the public by the proposed live/work and townhouse units and the proposed retail uses. Additionally, a residential garden would be located directly above the structure, surrounded by the existing Artaban building on the west and proposed residential uses on the north, east and south.

Landscaping. The September 2006 project description proposed landscaping within the residential garden, public paseo and along the project frontages. The planting concept plan proposes the use of palms and shade trees within the public paseo and leisure spaces and flowering trees along Bronze Way, Medio Street and Lime Avenue. Under plantings, shrubs and bushes would be used within community spaces.



Source: Altoon + Porter Architects, December 22, 2005.



Not to Scale



PLANNING ■ DESIGN ■ CONSTRUCTION

10/07 • JN 10-105741

Exhibit 3-4

SHORELINE GATEWAY PROJECT
SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT

2006 Shoreline Gateway Project Roof Plan



REVISED 2007 SHORELINE GATEWAY PROJECT

The Revised 2007 Shoreline Gateway Project (revised project) remains consistent with the September 2006 project description described above, with the exception of the Gateway Tower. The revised project proposes a 35-story residential tower at the northwest corner of Ocean Boulevard and Alamitos Avenue. With the three to four level podium, the height of the proposed 35-story tower would be approximately 417 feet. The revised project proposes the use of stone and metal and composite rainscreen cladding at the base of the Gateway Tower and painted smooth finish concrete with aluminum curtainwall and window wall systems with clear and tinted glass on the upper levels. The upper levels would also have accent materials such as metal panels, glass raining and metal shading devices. The Terrace Tower and Courtyard Tower would remain unchanged from the September 2006 project description; refer to Exhibit 3-5, Revised 2007 Shoreline Gateway Project Roof Plan.

As with the September 2006 project description, development of the revised project would result in 358 residential units including live/work spaces, townhomes, one to three bedroom apartment units, penthouse units and associated amenities and 13,561 square feet of retail/gallery space. Site access, parking and landscaping for the 2007 revised project would be consistent with the September 2006 project description. Although a public plaza area would continue to be provided between the Gateway and Terrace Towers, the shape of the plaza area would no longer be elliptical.

PROJECT COMPARISON

Table 3-1, Project Comparison, provides a comparison of the September 2006 project description and the revised 2007 project description.

**Table 3-1
Project Comparison**

Project Components	September 2006 Project	2007 Revised Project
Residential Units	358	358
Retail/Gallery	13,561	13,561
Parking Spaces	820	820
Stories/Height (feet)		
Gateway Tower	24/284	35/417
Terrace Tower	21/233	21/233
Courtyard Tower	12/124	12/124



Source: SudiONEleven; June 27, 2007.



Not to Scale



PLANNING ■ DESIGN ■ CONSTRUCTION

10/07 • JN 10-105741

Exhibit 3-5

SHORELINE GATEWAY PROJECT
SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT

Revised 2007 Shoreline Gateway Project Roof Plan



As indicated in [Table 3-1](#), the 2007 revised project would be unchanged from the 2006 project with the exception of the Gateway Tower, which would be 11 stories and 133 feet taller than the 2006 project. Additionally, the design of the Gateway Tower would be modified to provide a more slender tower with a smaller footprint than the 2006 project. Specifically, the revised project proposes a three to four level podium at the southwest corner of Medio Street and Alamitos Avenue, with the 35-story residential tower to the west. The residential tower would be setback an additional 16'-6" to 28'-5" from the eastern property line, compared to the 2006 project.

The September 2006 project description proposed the use of terra cotta cladding, stone, translucent and clear glass materials of warm hues. The 2007 revised project proposes the use of stone and metal and composite rainscreen cladding at the base of the Gateway Tower and painted smooth finish concrete with aluminum curtainwall and window wall systems with clear and tinted glass on the upper levels. The upper levels would also have accent materials such as metal panels, glass raining and metal shading devices.

3.3 PROJECT GOALS AND OBJECTIVES

The goals and objectives of the 2007 revised project remain unchanged from the September 2006 Shoreline Gateway Project. The revised project seeks to achieve project specific goals as well as contribute to achieving the goals and objectives established by the Redevelopment Agency and associated redevelopment planning documents, including the *Strategy for Development Greater Downtown Long Beach*, the *Downtown Long Beach Strategic Action Plan*, and the *East Village Arts District Guide for Development*.

The following goals and objectives were identified for the September 2006 Shoreline Gateway Project and are applicable to the 2007 revised project:

- Provide an iconic gateway tower to the East Village Arts District and downtown.
- Provide a friendly and walkable downtown area for pedestrians with landscaped open space, pedestrian friendly lanes, retail frontage and an interior plaza.
- Provide a forecourt plaza and formal civic space for outdoor dining and gathering opportunities in the downtown area.
- Integrate with neighboring residential uses by providing residential transition heights as a transitional edge between the tower structure and neighboring residential community.
- Provide a diversity of residential unit types for downtown living, including live/work spaces, townhomes, apartment units and penthouse units.



- Respect neighbor's views by providing a landscaped courtyard adjacent to the existing historic Artaban Building and view corridors between towers.
- Provide semi-private living spaces and community facilities for potential downtown residents.
- Provide high density residential within the downtown area to accomplish, among other things, a reduction in traffic and air quality impacts caused by commuters.

3.4 PHASING

Phasing for the 2007 revised project would be similar to the September 2006 project description. It is anticipated that the 2007 revised project would be completed in one phase with an estimated demolition time of two months, shoring/excavation time of four months and an estimated construction time of approximately 24 to 28 months.

3.5 AGREEMENTS, PERMITS AND APPROVALS

The City of Long Beach Redevelopment Agency is the Lead Agency for the project and has discretionary authority over the project proposal which includes the following:

- Environmental Review. A certified Supplemental Environmental Impact Report (EIR) required by CEQA, as described in Section 1.0, Introduction and Purpose.
- Design Review. The Redevelopment Agency will lead the design review process for the proposed project. Pursuant to the Redevelopment Agency's Design Review Guidelines, the Agency may participate in the Site Plan Review process if a project is subject to an Agency agreement or if it is a large project located in a Critical Redevelopment Area. This project would be subject to an Owner Participation Agreement (OPA) with the Redevelopment Agency. The OPA would specify the scope and type of proposed development, the design of the project, the nature and extent of any Agency assistance, including financial assistance, and any covenants imposed on the continued use of the project site.

The Redevelopment Agency's Design Review process focuses on aesthetic appearance of a project's exterior design. This is done through a five-stage design review process, from first concepts to final construction. The five stages are as follows:

- Stage I: Conceptual Review. Architectural design review by Agency staff of a project's conceptual design.
- Stage II: Preliminary Review. Architectural design review by Agency staff of completed schematic design materials.



- Stage III: Final Review. Architectural design review by Agency staff and approval by the Redevelopment Agency Board of the final design.
- Stage IV: Design Check. Conducted by Agency staff and the Planning and Building Department staff to verify compliance with approved design, submittal of complete construction documents for approval and issuance of building permits.
- Stage V: Construction Check. Verification of compliance with Design Check by Agency staff, including site inspections, prior to issuance of the Certificate of Final Completion and Occupancy.

After completion of the Stage II Preliminary Review by Agency staff, the project applicant would file for Site Plan Review with the Planning and Building Department. For large developments such as the proposed project, the Site Plan Review Committee would assess the Site Plan Review application and prepare its recommendations to the Planning Commission. After the Redevelopment Agency Board conducts the Stage III review, a public hearing would be scheduled for the Planning Commission to consider approval of the Site Plan Review application. While the Redevelopment Agency Board would certify the Revised Shoreline Gateway Supplemental Environmental Impact Report, the Planning Commission would be charged with the authority to approve the Site Plan Review application and requested entitlements such as Standards Variances for relief from the applicable development standards of the Downtown Planned Development District (PD-30). The Planning Commission may make recommendations to the Redevelopment Agency regarding the aesthetic design of the project.

- Owner Participation Agreement (OPA). The Redevelopment Agency would enter into an OPA with the project developer. The OPA would specify the scope and type of the development, the design of the project, the nature and extent of any Agency assistance, covenants imposed on the continued use of the property, and any financial provisions.

The Planning Commission has the following discretionary authority over the project:

- Site Plan Review. The Planning Commission has Site Plan Review approval authority of project design at a duly noticed public hearing after completion of the Redevelopment Agency architectural design review. The Planning Commission has the authority to recommend design revisions and return the project design back to the Redevelopment Agency with its recommendations.

In accordance with Zoning Code Section 21.25.503, the Site Plan Review Committee shall consider all applications for Site Plan Review approval. For larger developments such as the proposed project, the Site Plan Review Committee typically refers the project to the Planning Commission for Site Plan Review approval using the procedures established for Planning Commission public hearings.



- Subdivision Map. A subdivision map for condominium purposes must be approved by the Planning Commission.
- Standards Variances. Any project deviation from applicable development standards would require Planning Commission approval. Development standards could include setbacks, parking and landscaping. As identified in the certified EIR for the Shoreline Gateway Project Certified EIR, the project, as proposed, would require approval of a Standards Variance for on-site parking).

The Department of Planning and Building has the authority to take the following non-discretionary, ministerial actions for this project:

- Demolition, Grading and Building Permits. Demolition, grading and building permits for demolition, grading and building within the project site would be subject to the review and approval by the City.