

H-2

CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 3rd Floor, Long Beach, CA 90802 (562) 570-5237

November 22, 2016

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Receive the supporting documentation into the record, conclude the public hearing, consider the appeal by Warren Blesofsky and Long Beach Citizens for Fair Development, and uphold the Planning Commission's decision to approve an Addendum to the Shoreline Gateway Environmental Impact Report (#18-05 and 26-07), and approve a Modification to Site Plan Review to allow a 35-story mixed-use building (East Tower) with 315 residential units and 6,711 square feet of retail/restaurant space, previously approved for 221 residential units and 6,367 square feet of retail/restaurant space as part of the Shoreline Gateway Master Plan (Application No. 0510-27), to be constructed on a vacant parcel located at 777 E. Ocean Boulevard in the PD-30 (Downtown Plan) area. (District 2)

DISCUSSION

On October 20, 2016, the Planning Commission voted 6-0 to approve an Addendum to the Shoreline Gateway Environmental Impact Report (EIR) (#18-05 and #26-07), and to approve a Modification to Site Plan Review request for a 35-story mixed-use building (East Tower) with 315 residential units and 6,711 square feet of retail/restaurant space. The East Tower was previously approved for 221 residential units and 6,367 square feet of retail/restaurant space. An appeal of the Planning Commission's decision was filed by Warren Blesofsky as an individual, and, by Warren Blesofsky representing the Long Beach Citizens for Fair Development, within the ten-day appeal period. The reason stated for the appeal was "improper use of EIR addendum" along with a four-page attachment. (Exhibit A – Appeal Application).

The subject property is located at the northwest corner of Ocean Boulevard and Alamitos Avenue (Exhibit B – Location Map) and consists of a 0.9-acre site, including former Lime Avenue right-of-way between Ocean Boulevard and Medio Street, and a 0.55-acre site, totaling approximately 1.68 acres. The Shoreline Gateway Master Plan was approved through Site Plan Review 0510-27 in 2007 and included two mixed-use buildings and a pedestrian plaza. The 17-story West Tower (Phase 1) was completed in 2016 with 223 units and 6,502 square feet of retail/restaurant on the 0.9-acre site. The East Tower, a 35-story high-rise tower approved for 221 residential units and 6,367 square feet of retail/restaurant space on the 0.55-acre site, has not been constructed. The approval of the Shoreline Gateway Master Plan also included a Tentative Tract Map to allow individual ownership of the residential units, an Administrative Use Permit to allow guest parking to

HONORABLE MAYOR AND CITY COUNCIL

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be shared with retail/restaurant tenants, and a General Plan Conformity Finding for the vacation of Lime Avenue between Ocean Boulevard and a portion of Medio Street. The vacated right-of-way has been incorporated into the project site.

The applicant is requesting approval of a Modification to Site Plan Review to modify the Shoreline Gateway Master Plan to allow an increase of 94 units and 344 square feet of retail/restaurant space, for a total of 315 residential units and 6,711 square feet of retail/restaurant space specific to the East Tower. The request does not propose changes to the approved building height of 35 stories (approximately 417 feet) or to the exterior form of the building. However, to increase the number of parking spaces from the previously-approved 393 spaces to 458 spaces, the subterranean garage will increase from two levels to five levels.

Pedestrian access to the lobby of the proposed East Tower, as well as the West Tower, is provided from a 10,000-square-foot plaza shared between the two towers. The plaza occupies the former Lime Avenue right of way, and will be fully completed with the construction of the East Tower. The configuration of the plaza was approved as part of the Shoreline Gateway Master Plan and will include pedestrian spaces and public art. The plaza will be open and accessible to the public.

Vehicular access to the site is provided from Medio Street into the parking garage. The project is required to provide 401 on-site parking spaces based on the requirement of 1.25 parking spaces per unit (393.75 spaces) plus one space per 1,000 square feet for 6,711 square feet of retail/restaurant area (6.7 spaces). The project proposes 458 parking spaces (60 tandem). The project includes an allowance for the guest parking spaces to be used to satisfy the required retail parking. Given this, the project exceeds the required parking by 63 spaces. The tandem spaces are considered excess and will be required to be used and assigned solely for residential units.

The proposed retail tenant spaces face Ocean Boulevard, Alamitos Avenue, and the plaza area. Placement of the retail spaces and the lobby on the ground level activates the building on three sides. The garage entrance and utility area are located on the Medio Street elevation, which is the least visible side of the development site.

The residential unit mix in the project consists of studios, one- and two-bedroom units, and lofts. Unit sizes range from 500 square feet to 2,097 square feet, with an average unit size of 900 square feet. The unit mix is distributed evenly throughout the building.

PD-30 (Downtown Plan) was approved in 2012, subsequent to approval of the Shoreline Gateway Master Plan in 2007. As such, any proposed changes as part of the Modification to Site Plan Review must comply with the Downtown Plan standards. The Downtown Plan requires the provision of common outdoor open space equivalent to 15 percent of the lot area, or 3,593 square feet. The project proposes over 8,300 square feet of common outdoor open space. For common indoor open space, at least one 500-square-foot community room is required. The project is providing two community rooms and two lounges that total over 7,300 square feet. The project also includes a gym, resident community garden, pool, and spa. Lastly, the Downtown Plan requires that at least 50

HONORABLE MAYOR AND CITY COUNCIL

November 22, 2016

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percent of dwelling units have private open space. In this project, 93 percent of the units have private open space in balconies ranging from 52 to 760 square feet.

The Downtown Plan includes a minimum unit size of 600 square feet, but allows for the applicant to request up to 15 percent of the units to be less than 600 square feet, but not smaller than 450 square feet. The project proposes 13 percent (40 units) that are between 500 and 520 square feet. The Downtown Plan states that undersized units must be high-quality dwelling units with sufficient amenities and that private open space is not reduced in these units. The project provides common amenities far exceeding the minimum code requirements, as well as recreational facilities like the gym and spa, ensuring that the undersized units will be served by amenities that meet the intent of the Downtown Plan. Inclusion of these smaller units will allow a broader unit mix in the building, which is a stated goal of the Downtown Plan.

The landscape plan approved for Shoreline Gateway includes street trees, plaza landscaping, and landscaping in the common outdoor open spaces in the building. Street trees include palm trees along Ocean Boulevard, and shade trees along Alamitos Avenue and Medio Street. The Downtown Plan includes the Raymond Ash as the designated street tree for Alamitos Avenue. Landscaping in the plaza includes trees, planter pots, and planter areas. Lastly, the common outdoor open spaces in the building will also consist of planter pots and planter areas. The project will be required to demonstrate compliance with the requirements of the City's updated Water Efficiency Landscape Ordinance.

The project, as proposed, meets all Downtown Plan design guidelines and standards that address scale and massing by building type, context, architectural design and allowable building materials. The originally approved building design is not proposed to change. The design is contemporary in style and utilizes smooth concrete panels, a window wall system, and glass balcony railings as the primary materials (Exhibit C – Plans). The building takes inspiration for its shape from a sail and is designed to provide visual interest from all sides by including varying glass types, and architectural planes. The approved East Tower was anticipated as part of the Shoreline Gateway Master Plan. The proposed modifications to the East Tower are consistent with the image that the Master Plan sought to create. The building provides all required amenities and complies with the Downtown Plan. The approved design will result in a quality building that will provide a strong presence at the gateway into Downtown at Alamitos Avenue and Ocean Boulevard. See Exhibit D for Findings and Conditions of Approval that accompany the application.

Public hearing notices were distributed on November 8, 2016, and no comments were received as of the date of preparation of this report.

In accordance with the Guidelines for Implementation of the California Environmental Quality Act (CEQA), the proposed Modification to Site Plan Review was analyzed and does not result in any additional impacts than were identified in either the previously-certified Shoreline Gateway Environmental Impact Report or the Supplemental Environmental Impact Report (EIRs) (#18-05 and #26-07). An Addendum has been prepared for the proposed project and carries forward all applicable Mitigation Measures

HONORABLE MAYOR AND CITY COUNCIL

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from the previous EIRs. The Addendum has been included as Exhibit E. The previously-certified EIRs are available on compact discs (Exhibit F), as well as at: http://www.lbds.info/planning/environmental_planning/environmental_reports.asp.

This matter was reviewed by Assistant City Attorney Michael J. Mais on November 7, 2016 and by Budget Analysis Officer Rhutu Amin Gharb on November 4, 2016.

TIMING CONSIDERATIONS

City Council action is requested on November 22, 2016. Long Beach Municipal Code Section 21.21.504.A requires a City Council hearing on this item within 60 days of the appeal filing, which took place on October 26, 2016.

FISCAL IMPACT

There is no fiscal or local job impact associated with this recommendation.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

AJB:LFT:ct

P:\Planning\City Council Items (Pending)\Council Letters\2016\2016-11-22\Shoreline Gateway Appeal v4.docx

APPROVED:


PATRICK H. WEST
CITY MANAGER

Attachments: Exhibit A - Appeal Application and Attachment
Exhibit B - Location Map
Exhibit C - Plans
Exhibit D - Findings & Conditions
Exhibit E - Addendum to Shoreline Gateway Environmental Impact Report
Exhibit F – Previously-certified EIRs



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th Floor

Long Beach, CA 90802

(562) 570-6194

FAX (562) 570-6068

PLANNING BUREAU

APPLICATION FOR APPEAL

An appeal is hereby made to Your Honorable Body from the decision of the

Zoning Administrator

Planning Commission

Cultural Heritage Commission

Site Plan Review Committee

on the 20th day of October, 20 16

Project Address: 777 E Ocean Blvd

Reasons for Appeal:

Improper use of EIR addendum. Please see attached 2 page letter.

regarding agenda item 16-073PL from the October 20, 2016 meeting

Your appellant herein respectfully requests that Your Honorable Body **reject** the decision and Approve / Deny this application.

	Appellant 1	Appellant 2
Name:	Warren Blesofsky	Warren Blesofsky
Organization:		Fair Long Beach Citizens for Responsible Development
Address:	65 Pine Ave #119	
City/ZIP:	Long Beach, CA 90802	Same
Phone:	714-745-5577	
Signature:		
Date:	10/25/2016	10/25/2016

- A separate appeal form is required for each appellant party, except for appellants from the same address, or those representing an organization.
- Appeals must be filed within 10 days after the decision is made (LBMC 21.21.502).
- You must have established aggrieved status by presenting oral or written testimony at the hearing where the decision was rendered; otherwise, you may not appeal the decision.
- See reverse of this form for the statutory provisions on the appeal process.

(Below This Line for Staff Use Only)

Appeal by Applicant, or Appeal by Third Party

Received by: JF App. No.: 1611-05 Filing Date: 10/26/2016

Fee: \$100 Fee Paid Project (receipt) No.: 02844872

From the Desk of
Warren Blesofsky
714-745-5577

October 11, 2016

VIA HAND DELIVERED AND FACSIMILE
(562) 570-6789

Maria De La Luz Garcia
City Clerk - City of Long Beach
333 West Ocean Boulevard
Long Beach, California 90802
cityclerk@longbeach.gov

Re: NOTICE OF APPEAL OF PLANNING COMMISSION DECISION to approval for Item #16-073PL "Approval of Addendum to EIR and Modification of site plan review to allow 315 residential units previously approved 221 residential units....located at 777 E. Ocean Boulevard...Application No 1512-25" and Demand that said item be set for hearing in front of the full City Council due to the inappropriate use of an EIR addendum

Dear City Clerk:

PLEASE TAKE NOTICE, that I, Warren Blesofsky, a downtown Long Beach resident and stakeholder, object to the planning commission approval of Agenda item #3 of the October 20, 2016 planning commission meeting, Item #16-073PL regarding the development plans of the property located at 777 E. Ocean Boulevard, Long Beach. We further demand that the decision to approve the change from 221 residential units to 315 residential and the approval of the Addendum to the EIR (#18-05 and 26-07) and approval of the Modification to Site Plan Review be remanded to the full city council for a full hearing on the matter.

The following is a brief explanation of the above objection and demand.

Quoting Page 1 of the Addendum to the Shoreline Gateway Final EIR

According to Section 15164 of the CEQA Guidelines, an addendum to a previously certified EIR or Negative Declaration is the appropriate environmental document in instances when "only minor technical changes or additions are necessary" and when the new information does not involve new significant environmental effects beyond those identified in the previous EIR.

Addendum to the EIR states this procedure is appropriate when "only minor technical changes or additions are necessary" and "when the new information does not involve new significant environmental effects beyond those identified in the previous EIR"

Let's analyze "only minor technical changes or additions are necessary" The approved plan calls for

221 residential units. The proposed plan calls for 315 units. That is 94 proposed, additional units. *That is over a 43 percent increase in the number of residential units.* A 40% increase is not a minor technical change or addition. It is a major, substantive and significant change. For that reason alone an EIR addendum is not appropriate. A new EIR must be prepared per CEQA guidelines.

Continuing "only minor technical changes or additions *are necessary*" We added emphasis because the addition of the 94 units is not a minor technical change that is necessary. The addition of 94 units is not necessary. It may be desirable to the developer or the city, but it is certainly not necessary because the original plan was approved without the inclusion of the additional 94 units.

The city is once again bending the meaning of the CEQA code and guidelines clearly attempting to bypass the intent of Section 15164 of CEQA.

The guideline in Section 15164 of CEQA quoted above also states that an addendum to the EIR is appropriate when minor changes are necessary *AND* when new information does not involve new significant environmental impacts beyond those identified in the EIR. We placed emphasis on the *AND* because use of the EIR addendum must meet both of the above tests.

Not surprisingly, the Addendum to the EIR in question contains under the heading ENVIRONMENTAL CHECKLIST contains eighteen (18) roman numeral items with over one hundred (100) individual check items and every single sub item is said to have "No Impact Not Identified In Previous EIR" We believe that the addendum contains many instances of Impacts not previously identified, in fact too many to list here.

In summary, the addendum itself is flawed, the staff report is flawed and the city is attempting to circumvent state law by using this improper approval of this addendum by this planning commission.

For all of the above reasons as well as further unstated reasons relating to improper use of the EIR addendum adoption and approval process, we strongly urge and demand that this board not approve this item and object to this proceeding on the grounds that a full city council hearing is in order.

Respectfully Submitted,

Warren Blesofsky

October 20, 2016

VIA HAND DELIVERED to be entered in to the record of the Planning Commission

Planning Commission
City of Long Beach
333 West Ocean Boulevard
Long Beach, California 90802

Re: Objection to approval for Item #16-073PL "Approval of Addendum to EIR and Modification of site plan review to allow 315 residential units previously approved 221 residential units....located at 777 E. Ocean Boulevard..Application No 1512-25" and Demand that said item be set for hearing in front of the full City Council due to the inappropriate use of an EIR addendum

Dear Chairperson Van Horik and the entire commission:

PLEASE TAKE NOTICE, that Long Beach Citizens for Fair Development, a community association, objects to the planning commission approval of Agenda item #3 of the October 20, 2016 planning commission meeting, Item #16-073PL regarding the development plans of the property located at 777 E. Ocean Boulevard, Long Beach. We further demand that the decision to approve the change from 221 residential units to 315 residential and the approval of the Addendum to the EIR (#18-05 and 26-07) and approval of the Modification to Site Plan Review be remanded to the full city council for a full hearing on the matter.

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Respectfully Submitted,

Long Beach Citizens for Fair Development

Warren Blesofsky, President

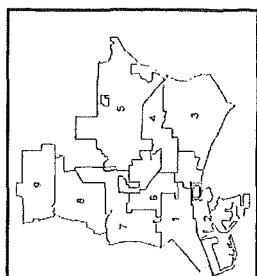


Exhibit B



Subject Property:
777 E Ocean Blvd
Application No. 1512-25
Council District 2
Zoning Code : PD-30





SHORELINE GATEWAY - EAST TOWER

ANDERSONPACIFIC

LEDCOR



SHEET INDEX

- A1.0 TITLE SHEET
- A1.1 BUILDING DATA SHEET
- A1.2 PARKING DATA SHEET
- A1.3 SURVEY
- A1.4 EXISTING SITE PLAN
- A1.5 ILLUSTRATIVE SITE + LANDSCAPE PLAN
- A1.6 ILLUSTRATIVE PENTHOUSE PLAN
- A1.7 ILLUSTRATIVE PODIUM PLAN
- A1.8 PERSPECTIVE VIEWS
- A1.9 AERIAL PERSPECTIVE VIEWS
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- A1.11 PUBLIC SPACE PERSPECTIVES
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- A2.3 FLOOR PLAN: LEVELS GROUND & SECOND
- A2.4 FLOOR PLAN: LEVELS THIRD & TYPICAL (4-23)
- A2.5 FLOOR PLAN: LEVELS 24-27 & 28-29
- A2.6 FLOOR PLAN: LEVELS 30 & 31
- A2.7 FLOOR PLAN: LEVEL 32 & 33
- A2.8 FLOOR PLAN: LEVEL 34 PENTHOUSE & ROOF
- A2.9 TYPICAL UNIT PLANS (LEVELS 4-23)
- A2.10 TYPICAL UNIT PLANS (LEVELS 4-23)
- A3.0 BUILDING ELEVATIONS: NORTH + EAST
- A3.1 BUILDING ELEVATIONS: SOUTH + WEST
- A3.2 BUILDING SECTIONS
- A4.0 ARCHITECTURAL DESIGN NARRATIVE
- A4.1 MATERIALS

SHORELINE GATEWAY

LONG BEACH, CALIFORNIA

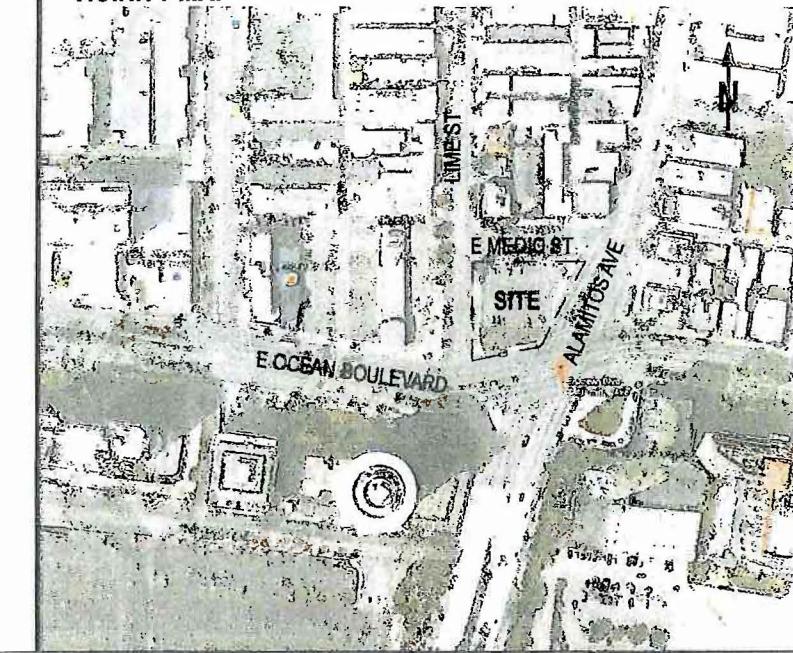
December 16, 2015

PLANNING COMMISSION SUBMITTAL

PROJECT INFORMATION

- BUILDING AUTHORITY:** City of Long Beach
- SITE ADDRESS:** 777 East Ocean Boulevard, Long Beach, CA 90802
- PROJECT DESCRIPTION:** Proposed use is for one thirty-five story mixed-use residential tower with neighborhood serving retail.
- CONSTRUCTION TYPE:** Type 1A

VICINITY MAP



PROJECT TEAM

OWNERS

Shoreline Development Partners, LP
6701 Center Drive West, Suite 710
Los Angeles, CA 90045
Tel. 310 683-2300
Fax. 310 689-2305

Ledcor Group

9790 Irvine Center Drive
Irvine, CA 92618
Tel. 949 756-8467

Anderson Pacific, LLC

6701 Center Drive West, Suite 710
Los Angeles, CA 90045
Tel. 310 683-2300

EXECUTIVE/ INTERIOR ARCHITECT

Rockefeller Partners Architects, Inc.
201 Arena Street
El Segundo, CA 90245
Tel. 310 335-6000
Fax. 310 335-6060

DESIGN ARCHITECT

studioneleven
111 West Ocean Boulevard, 20th Fl.
Long Beach, CA 90802

Tel. 562 901-1500

Fax. 562 901-1501

STRUCTURAL

Nabih Youssef and Associates
800 Wilshire Boulevard, Second Fl.
Los Angeles, CA 90017
Tel. 213 362-0707
Fax. 213 688-3099

LANDSCAPE ARCHITECT

WRT | WALLACE ROBERTS & TODD, LLC
478 TEHAMA STREET, SUITE 2B
SAN FRANCISCO, CA 94103
TEL. 415 229.2812

A1.0



TITLE SHEET

ROCKEFELLER PARTNERS

SHORELINE GATEWAY EAST TOWER

BUILDING METRICS							
PARKING FLOORS	BLDG No.	UNIT No.	BIKE PARKING PROVIDED	CORE AREA	PARKABLE AREA	TOTAL PARKING SPACES	EFFICIENCY SF / SPACE
B5				14	1,782 SF	32,334 SF	59
B4				57	1,792 SF	32,334 SF	93
B3				57	1,792 SF	32,334 SF	93
B2				57	1,792 SF	32,334 SF	90
B1				26	1,792 SF	32,334 SF	93
TOTALS				211	8,860 SF	161,670 SF	458
CITY OF LONG BEACH REQUIREMENTS							
				1315 UNITS + 7 RETAIL + 79 GUEST - 22 REDUCTION	378		
FLOOR	BLDG No.	UNIT No.		TOTAL SALE BALCONY SF	LEASE SF	(UNIT AREA + 8%)	
G				3,687 SF	800 SF	4,387 SF	NOTE BALCONY = OUTDOOR SEATING
G				1,094 SF	500 SF	1,344 SF	NOTE BALCONY = OUTDOOR SEATING
G				1,380 SF	0 SF	1,380 SF	
TOTAL RETAIL SF (BOMA NET) GROUND FLOOR				6,061 SF	1300 SF	6,711 SF	
GROUND COMMON AREA AND AMENITIES							
G			LOBBY	1,354 SF	0 SF		
G			FIRE COMMAND CENTER	192 SF	0 SF		
G			SALES OFFICES (2)	254 SF	0 SF		
G			MANAGERS OFFICE / CONFERENCE ROOM	184 SF	0 SF		
G			BREAK ROOM	110 SF	0 SF		
G			MENS / WOMENS RESTROOMS	144 SF	0 SF		
G			EXIT CORRIDOR'S TO NORTH AND WEST	738 SF	0 SF		
G			MAIL ROOM	269 SF	0 SF		
G			PACKAGE ROOM	132 SF	0 SF		
G			TRASH / RECYCLE SERVICE ROOM	359 SF	0 SF		
G			MDF	93 SF	0 SF		
G			MAINTENANCE AND BUILDING SUPPLY	410 SF	0 SF		
G			GENERATOR / UTILITIES / FUEL	372 SF	0 SF		
G			SCE VAULT	574 SF	0 SF		
G			ELECTRICAL ROOM	378 SF	0 SF		
G			EMERGENCY ELECTRICAL ROOM	509 SF	0 SF		
G			H2O DOMESTIC; H2O COMMERCIAL; H2O FIRE (ALL IN EXTERIOR FAÇADE)	0 SF	153 SF		
G			CORE + ELEVATOR, STAIRS	1,792 SF	0 SF		
TOTAL COMMON AREA AND AMENITIES				7,863 SF	153 SF		
SECOND FLOOR AMENITIES							
2			COMMUNITY ROOM	2,204 SF	754 SF		
2			TRASH AND ELECTRICAL CLOSETS	103 SF	0 SF		
2			STORAGE FOR 127 CAGES / LOCKERS (5' x 5')	6,488 SF	668.46 SF		
2			STORAGE CLOSET (4 CAGED LOCKERS)	169 SF	0 SF		
2			CORE + CORRIDORS	2,520 SF	0 SF		
TOTAL COMMON AMENITY AREA SF (BOMA NET) SECOND FLOOR				14,484 SF	1,422 SF		
SECOND FLOOR RESIDENTIAL - 7 UNITS							
2			2 BDRM UNIT 201	1,132 SF	106 SF	1,184 SF	
2			1 BDRM UNIT 202	841 SF	62 SF	867 SF	
2			2 BDRM UNIT 203	1,176 SF	58 SF	1,205 SF	
2			1 BDRM UNIT 204	738 SF	72 SF	774 SF	
2			1 BDRM UNIT 205	720 SF	232 SF	836 SF	
TOTAL SF (BOMA NET) THIRD FLOOR				4,608 SF	520 SF	4,867 SF	
THIRD FLOOR AMENITIES							
2			GYM	2,204 SF	SF		
2			PODIUM DECK / COMMUNITY GARDEN	SF	4,113 SF		
2			TRASH AND ELECTRICAL CLOSETS	103 SF	SF		
2			COMMUNITY ROOM	2,075 SF	SF		
2			STORAGE CLOSET (4 CAGED LOCKERS)	169 SF	SF		
2			CORE + CORRIDORS	2,520 SF	SF		
TOTAL COMMON AMENITY AREA SF (BOMA NET) SECOND FLOOR				7,070 SF	4,113 SF		
THIRD FLOOR RESIDENTIAL - 6 UNITS							
3			1 BDRM UNIT 301	744 SF	272 SF	880 SF	
3			2 BDRM UNIT 302	1,132 SF	107 SF	1,185 SF	
3			1 BDRM UNIT 303	841 SF	52 SF	867 SF	
3			2 BDRM UNIT 304	1,176 SF	58 SF	1,205 SF	
3			1 BDRM UNIT 305	738 SF	239 SF	857 SF	
3			1 BDRM UNIT 306	720 SF	232 SF	836 SF	
TOTAL SF (BOMA NET) THIRD FLOOR				5,352 SF	960 SF	5,831 SF	

* INDICATES SUBTRACTED AREA FACTOR FROM UNITS WITHIN C-SHAPE AT SW CORNER (LEVELS 8 - 10, 14 - 16, 20 - 22) (63.34 SF FT)

† INDICATES AREA FACTOR ADDED FROM SW FLEX (+1.250 FT)

FOURTH TO TWENTY-THIRD FLOOR RESIDENTIAL - 220 UNITS							
4-23	1 BDRM	UNIT 401 - 2301		984 SF	89 SF	1,028 SF	
4-23	1 BDRM	UNIT 402 - 2302		735 SF	72 SF	772 SF	
4-23	1 BDRM	UNIT 403 - 2303		744 SF	73 SF	781 SF	
4-23	2 BDRM	UNIT 404 - 2304		1,132 SF	107 SF	1,185 SF	
4-23	1 BDRM	UNIT 405 - 2305		841 SF	52 SF	867 SF	
4-23	2 BDRM	UNIT 406 - 2306 (VARIES PER FLOOR)		1,176 SF	58 SF	1,205 SF	
4-23	1 BDRM	UNIT 407 - 2307		738 SF	72 SF	774 SF	
4-23	2 BDRM	UNIT 408 - 2308		720 SF	72 SF	766 SF	
4-23	2 BDRM	UNIT 409 - 2309		1,032 SF	82 SF	1,072 SF	
4-23	STUDIO	UNIT 410 - 2310		500 SF	52 SF	526	
4-23	STUDIO	UNIT 411 - 2311		520 SF	SF	520 SF	
				9,121 SF	729 SF	9,486 SF	
				181,915 SF	14,577 SF	189,714 SF	
				2,791 SF			
				55,830 SF			
TWENTY FOURTH TO TWENTY SEVENTH FLOOR RESIDENTIAL - 40 UNITS							
24-27	1 BDRM	UNIT 2401 - 2701		984 SF	89 SF	1,028 SF	
24-27	1 BDRM	UNIT 2402 - 2702		735 SF	72 SF	772 SF	
24-27	1 BDRM	UNIT 2403 - 2703		744 SF	73 SF	781 SF	
24-27	2 BDRM	UNIT 2404 - 2704		1,132 SF	107 SF	1,185 SF	
24-27	1 BDRM	UNIT 2405 - 2705		841 SF	52 SF	867 SF	
24-27	2 BDRM	UNIT 2406 - 2706 (VARIES PER FLOOR)		1,176 SF	58 SF	1,205 SF	
24-27	1 BDRM	UNIT 2407 - 2707		738 SF	72 SF	774 SF	
24-27	1 BDRM	UNIT 2408 - 2708		720 SF	72 SF	766 SF	
24-27	1 BDRM	UNIT 2409 - 2709		1,032 SF	82 SF	1,072 SF	
24-27	1 BDRM	UNIT 2410 - 2710		1,059 SF	52 SF	1,085 SF	
				9,160 SF	729 SF	9,524 SF	
				36,432 SF	2,815 SF	38,098 SF	
				2,791 SF			
				11,166 SF			
TWENTY-EIGHTH TO TWENTYNINETH FLOOR RESIDENTIAL - 16 UNITS							
28-29	1 BDRM	UNIT 2801 - 2901		984 SF	89 SF	1,028 SF	
28-29	2 BDRM	UNIT 2802 - 2902		1,506 SF	145 SF	1,579 SF	
28-29	2 BDRM	UNIT 2803 - 2903		1,132 SF	107 SF	1,185 SF	
28-29	1 BDRM	UNIT 2804 - 2904		840 SF	52 SF	866 SF	
28-29	2 BDRM	UNIT 2805 - 2905		1,123 SF	59 SF	1,152 SF	
28-29	2 BDRM	UNIT 2806 - 2906		1,483 SF	145 SF	1,556 SF	
28-29	2 BDRM	UNIT 2807 - 2907		1,032 SF	82 SF	1,072 SF	
28-29	1 BDRM	UNIT 2808 - 2908		1,059 SF	52 SF	1,085 SF	
		</td					

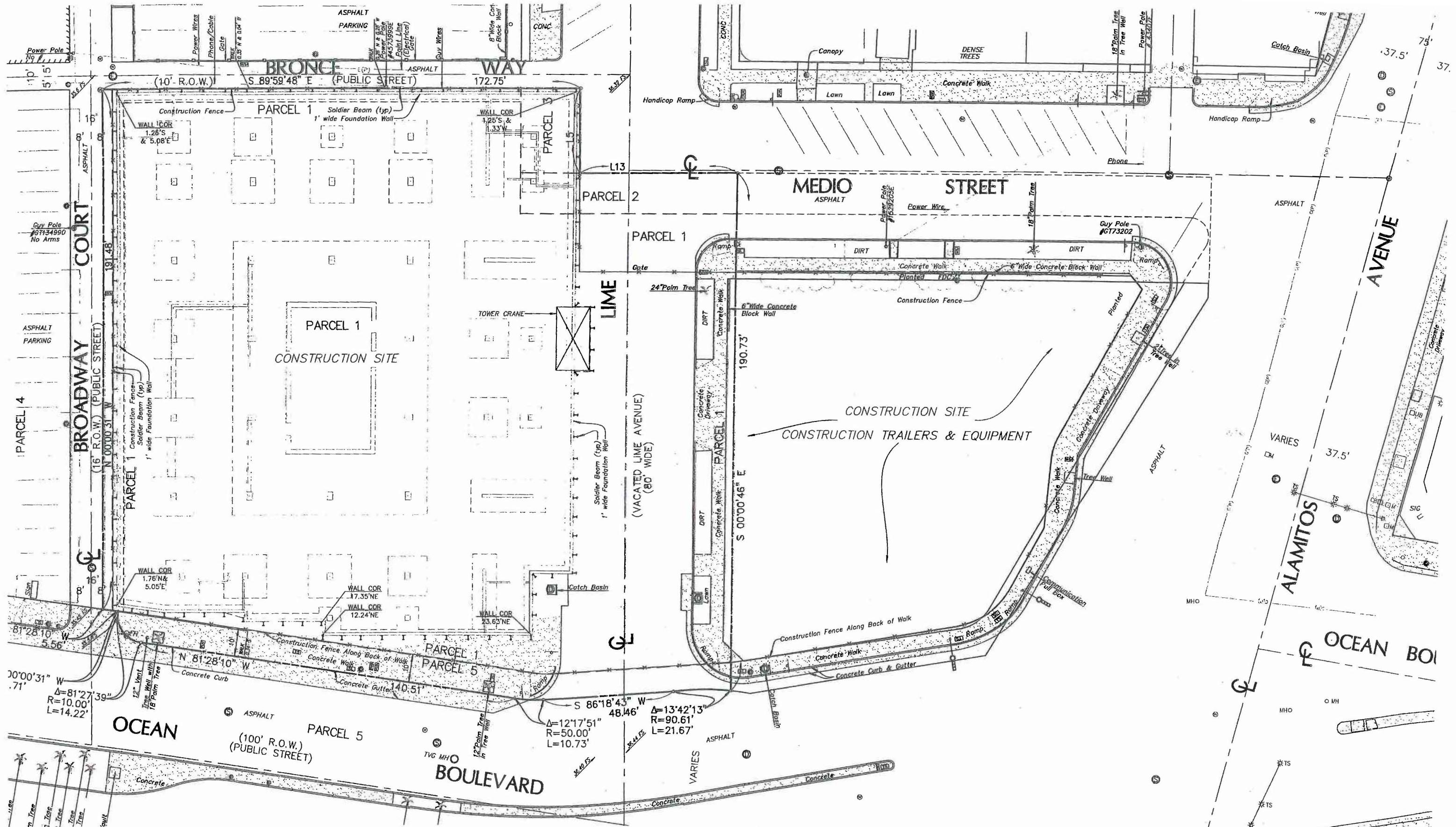
SHORELINE GATEWAY EAST TOWER

PARKING ANALYSIS: FOR RETAIL AND RESIDENTIAL

PARKING ON: 5 SUBTERRANEAN LEVELS - NO PODIUM PARKING

PROGRAM	CODE REQ'D	UNIT / AREA	REQUIRED STALLS
RESIDENTIAL:			
1 BR	1 SPACE / UNIT	205 UNITS	205 SPACES
2 BR	1 SPACE / UNIT	110 UNITS	110 SPACES
SUBTOTAL - NO. OF RESIDENTIAL UNITS :			315 UNITS
SUBTOTAL - "CODE" REQUIRED NO. OF PARKING STALLS:			315 SPACES
GUEST / RETAIL:			
GUEST	0.25 SPACE / UNIT		79.0 SPACES
RETAIL	1.00 SPACE / 1,000 SF	6,711 SF	7.0 SPACES
SUBTOTAL - GUEST / RETAIL REQUIRED:			86.0 SPACES
TOTAL REQUIRED RESIDENTIAL / GUEST / RETAIL:			401 SPACES
ALLOWABLE REDUCTIONS:			
SHARED (REQUIRED) 50%:			43 SPACES (22) SPACES
TOTAL REDUCED REQUIRED RESIDENTIAL / GUEST / RETAIL:			379 SPACES
PARKING PROVIDED (SEE PARKING PLANS)			458 SPACES
TOTAL CITY REQUIRED PARKING SURPLUS			79 SURPLUS

RECAP						
PARKING LEVEL	STANDARD	COMPACT	STANDARD TANDUM	ACCESSIBLE	VAN ACCESSIBLE	BICYCLE PARKING
B 1 - RETAIL / GUEST	56	13	18	0	2	14
B 2 - RESIDENTIAL	60	13	18	2	0	57
B 3 - RESIDENTIAL	60	13	18	2	0	57
B 4 - RESIDENTIAL	60	13	15	2	0	57
B 5 - RESIDENTIAL	63	13	15	2	0	26
SUBTOTALS	299	65	84	8	2	211
TOTAL NUMBER OF SPACES PROVIDED						458
TOTAL NUMBER OF SPACES REQUIRED (CITY OF LONG BEACH)						379



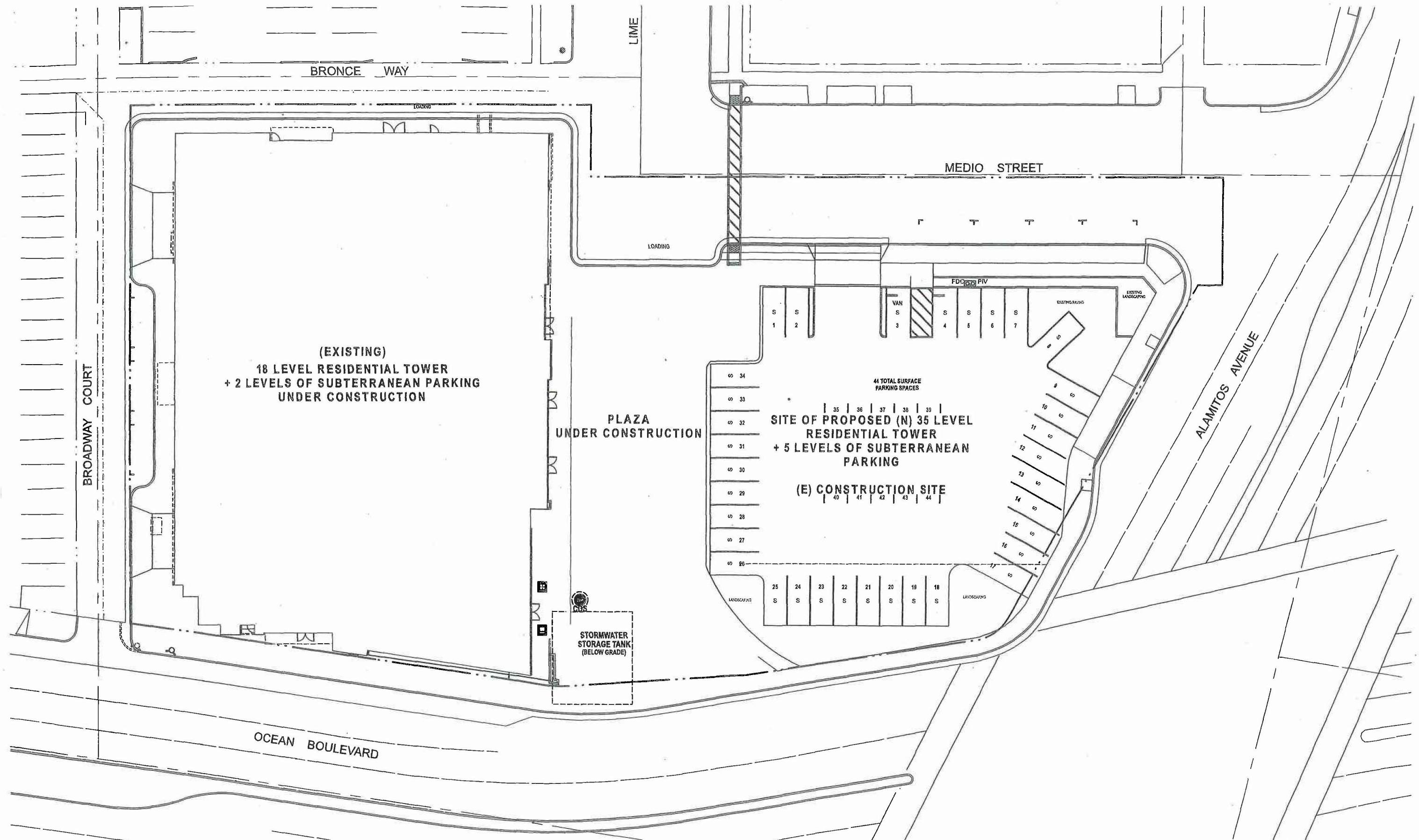
SHORELINE GATEWAY - EAST TOWER

ANDERSONPACIFIC



NABIH YOUSSEF
ASSOCIATES
STRUCTURAL ENGINEERS

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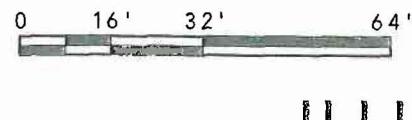
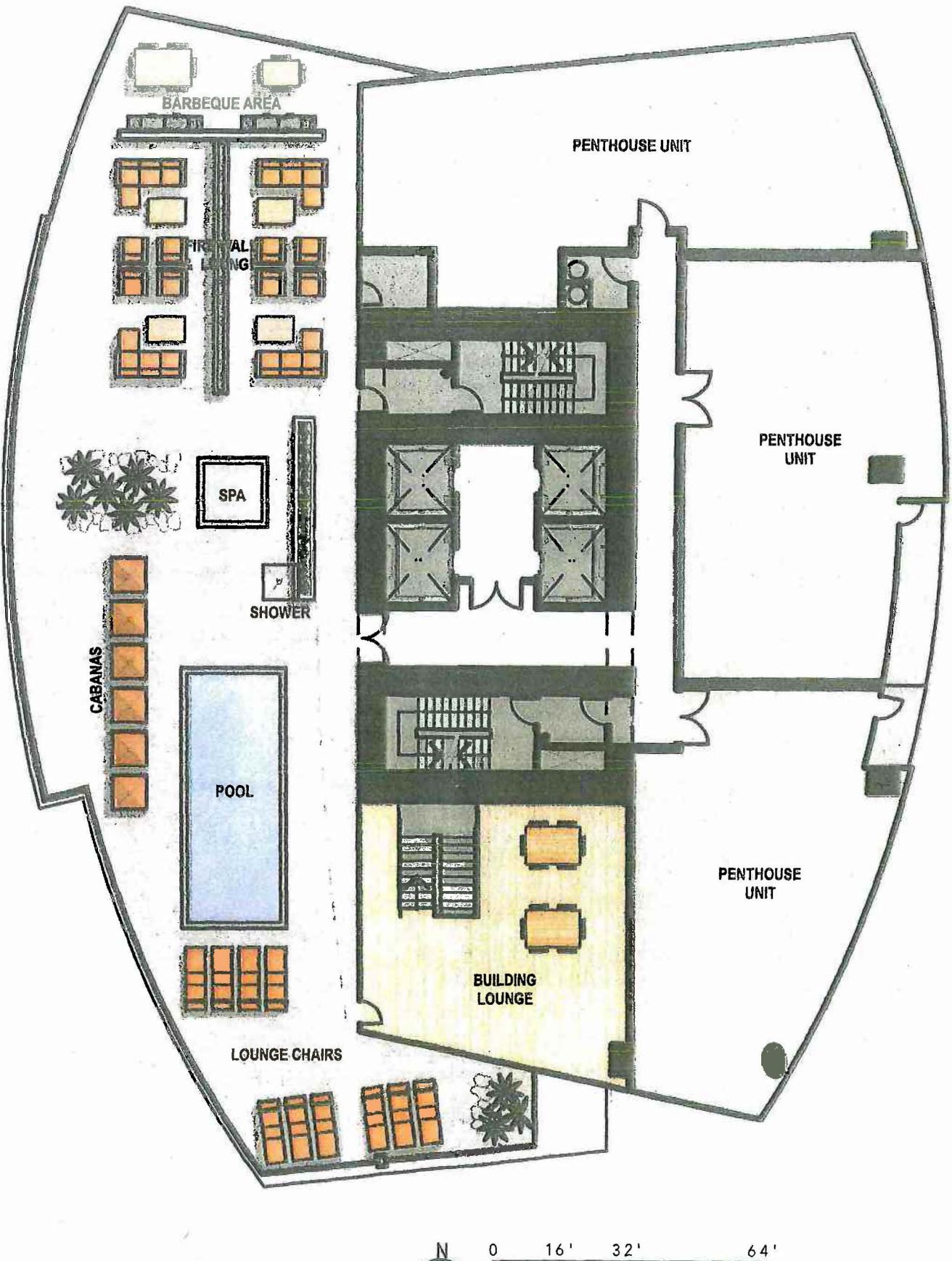


SHORELINE GATEWAY - EAST TOWER



SHORELINE GATEWAY - EAST TOWER

A1.5
ILLUSTRATIVE SITE + LANDSCAPE PLAN

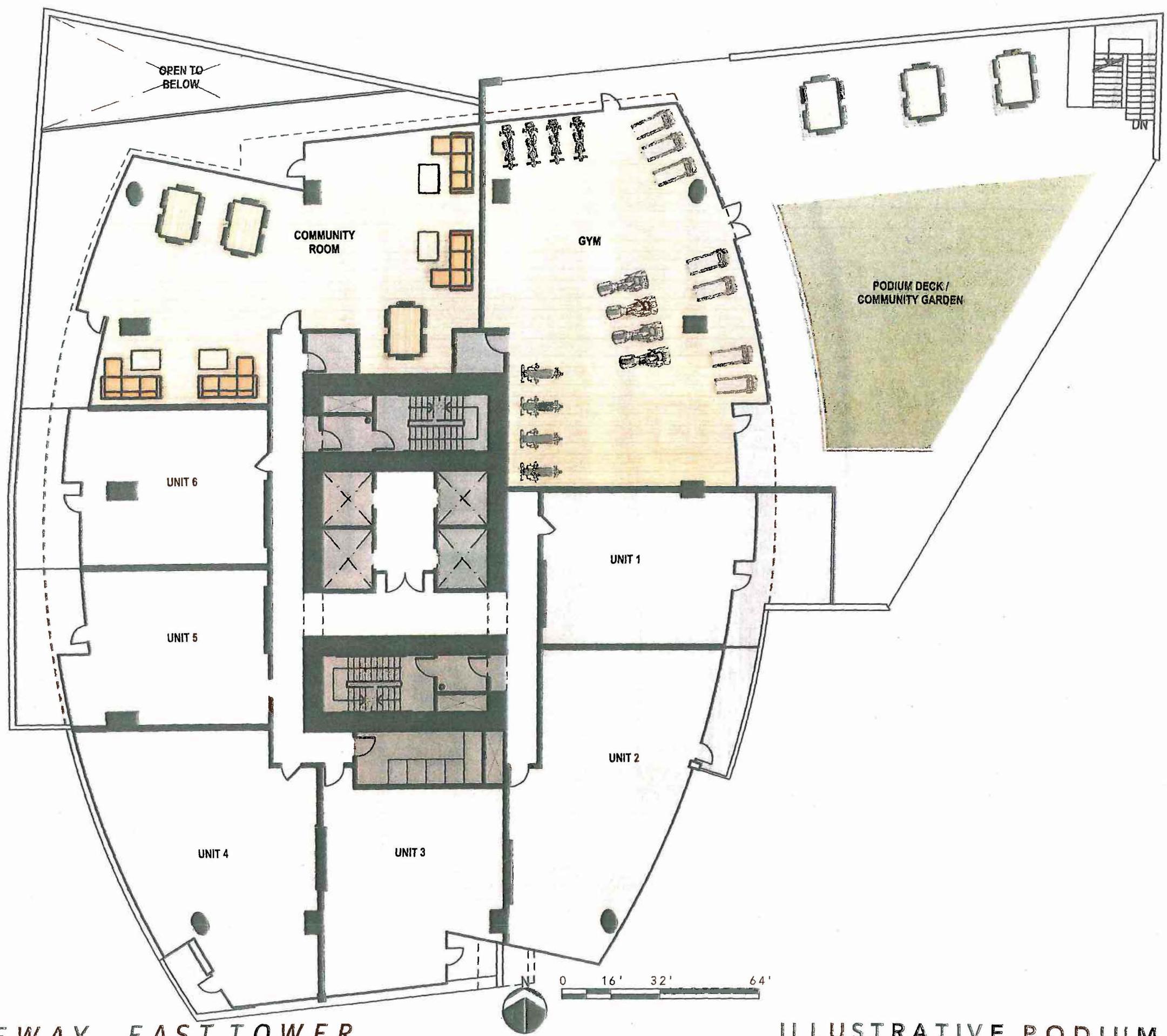


SHORELINE GATEWAY - EAST TOWER

ILLUSTRATIVE PENTHOUSE PLAN

A1.6





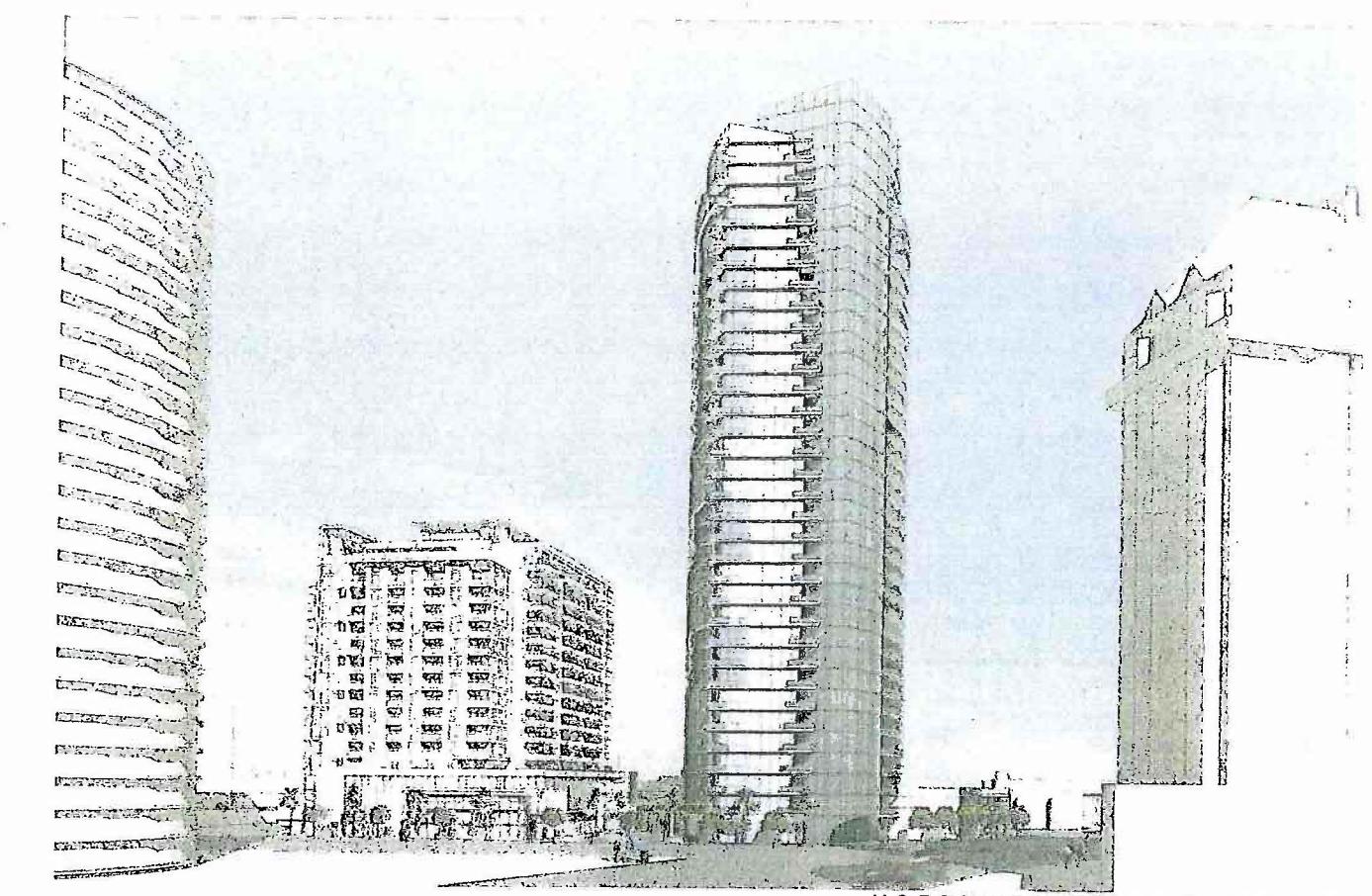
SHORELINE GATEWAY - EAST TOWER

A1.7
ILLUSTRATIVE PODIUM PLAN

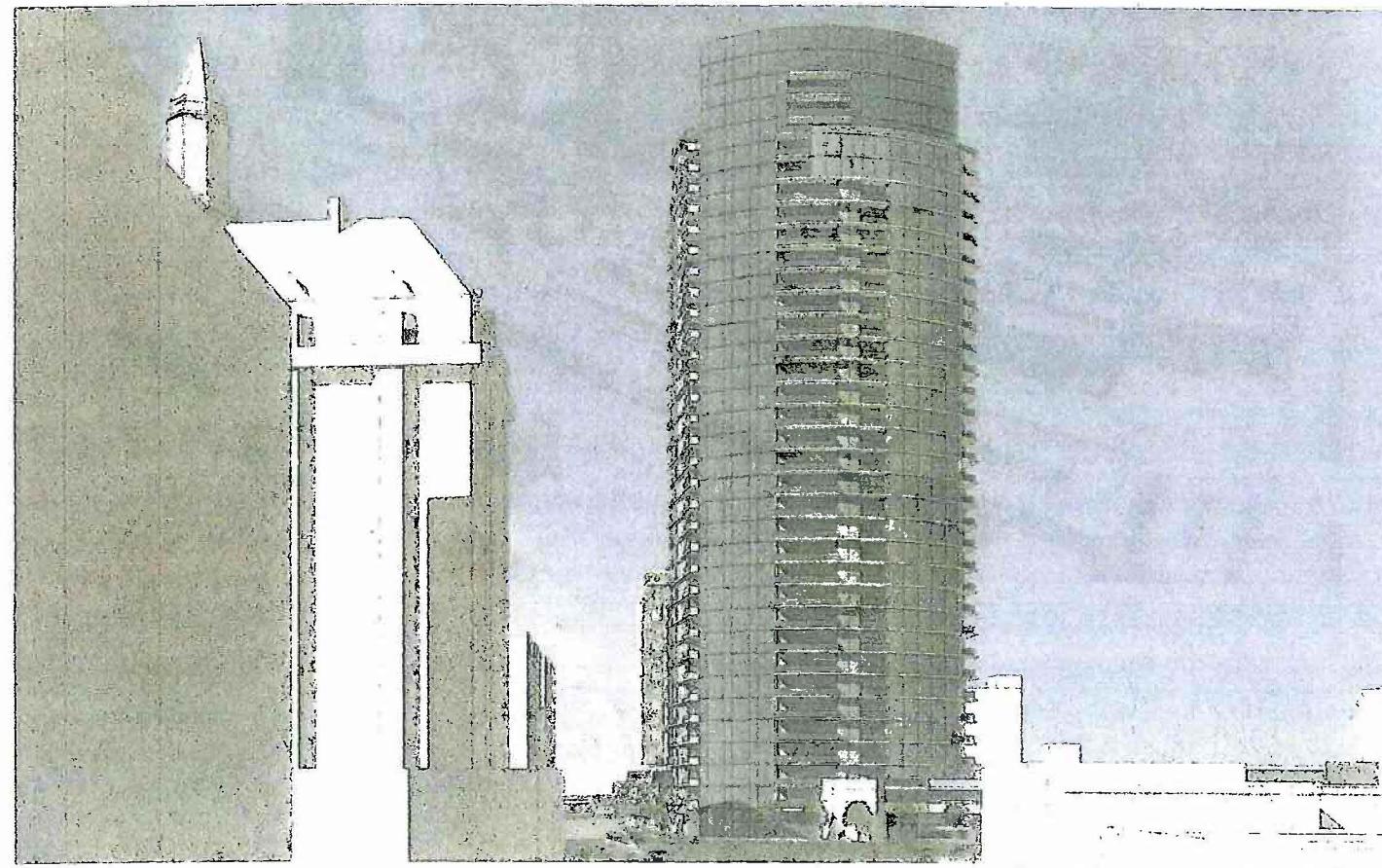




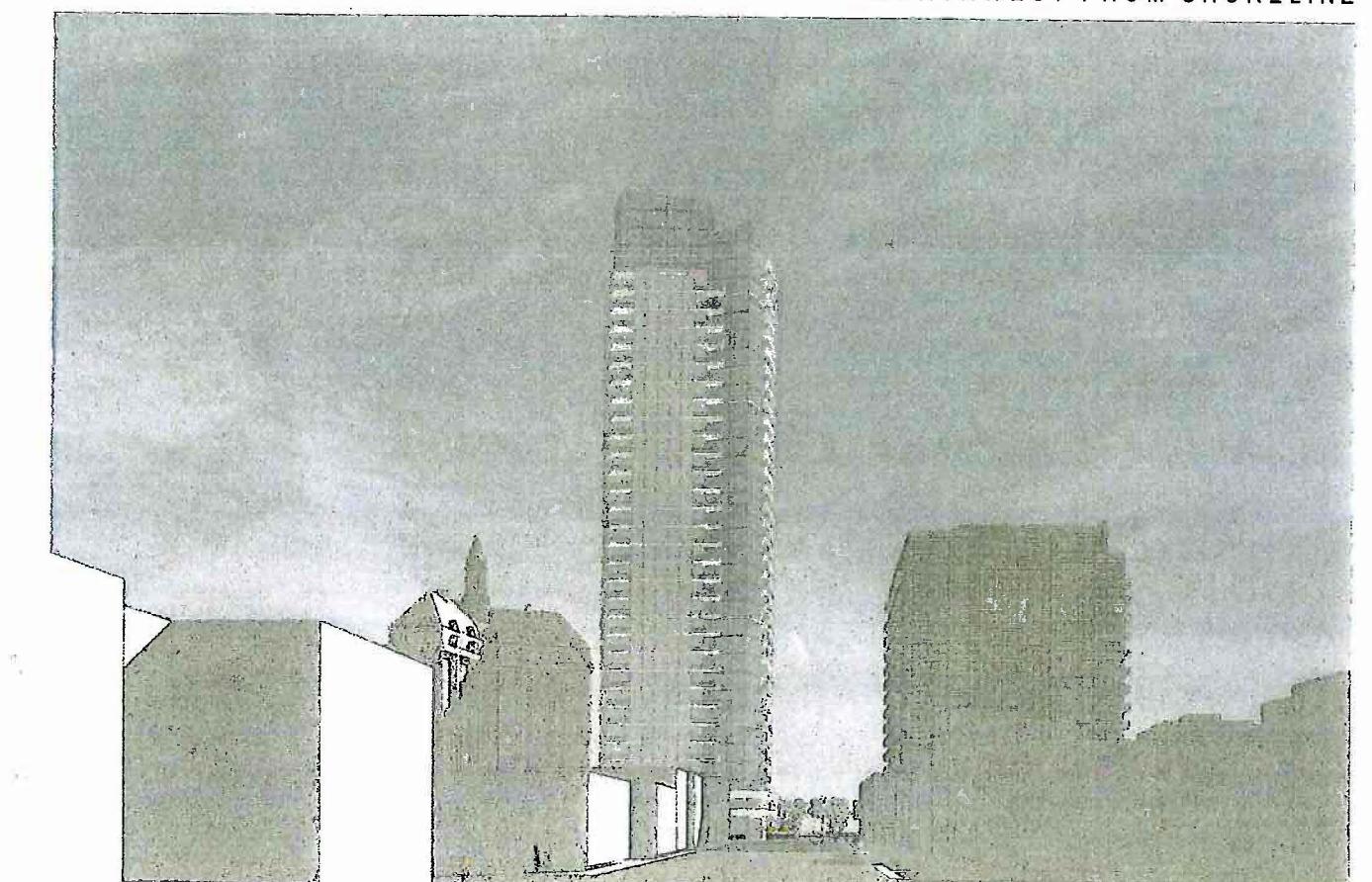
NORTHEAST FROM SHORELINE



NORTHWEST FROM SHORELINE



WEST FROM OCEAN BLVD



SOUTH FROM LIME AVE

A1.8

SHORELINE GATEWAY - EAST TOWER

ANDERSONPACIFIC

FOOR
NADIN YOUSSEF
ASSOCIATES
ENVIRONMENTAL SCIENCES

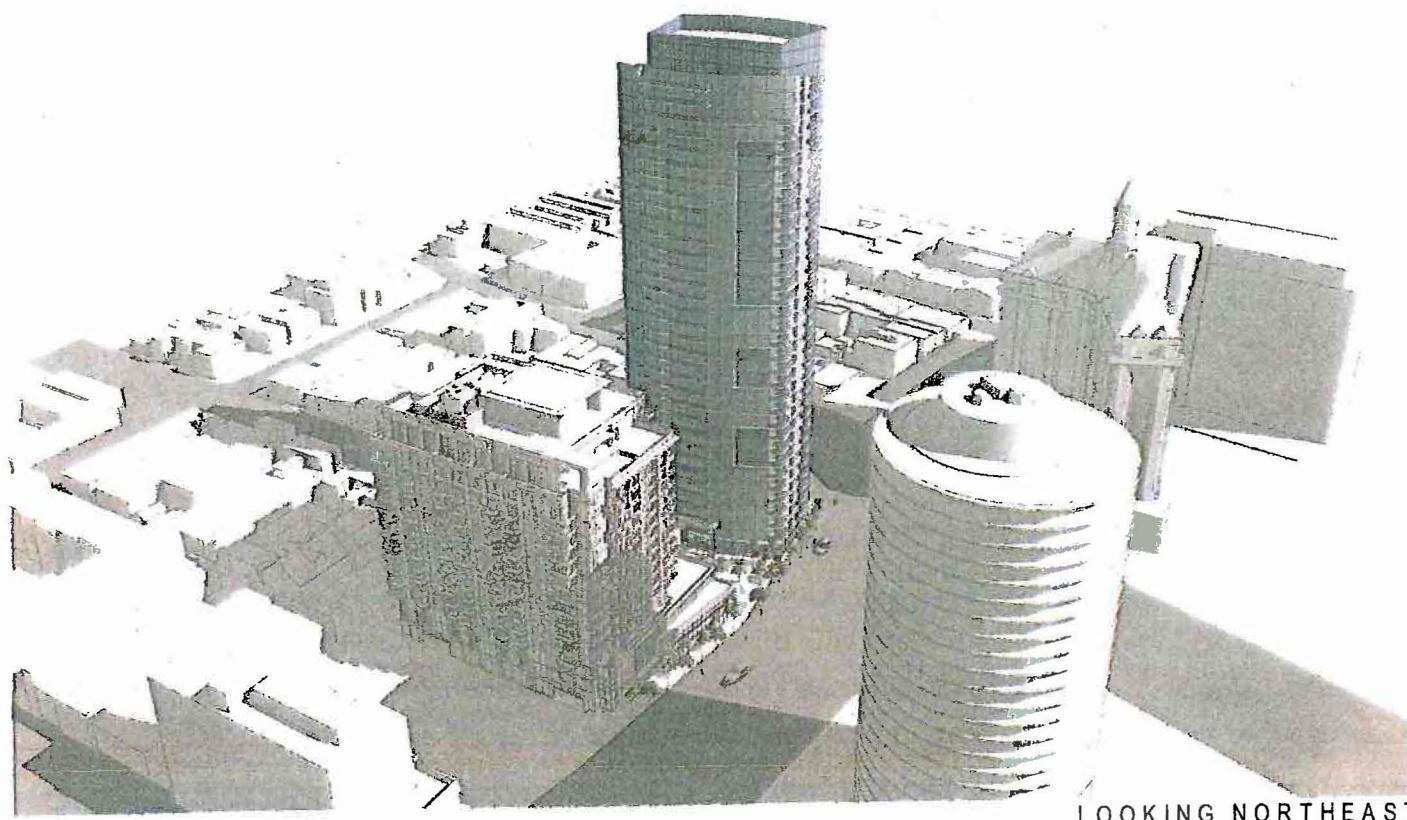


12/16/15

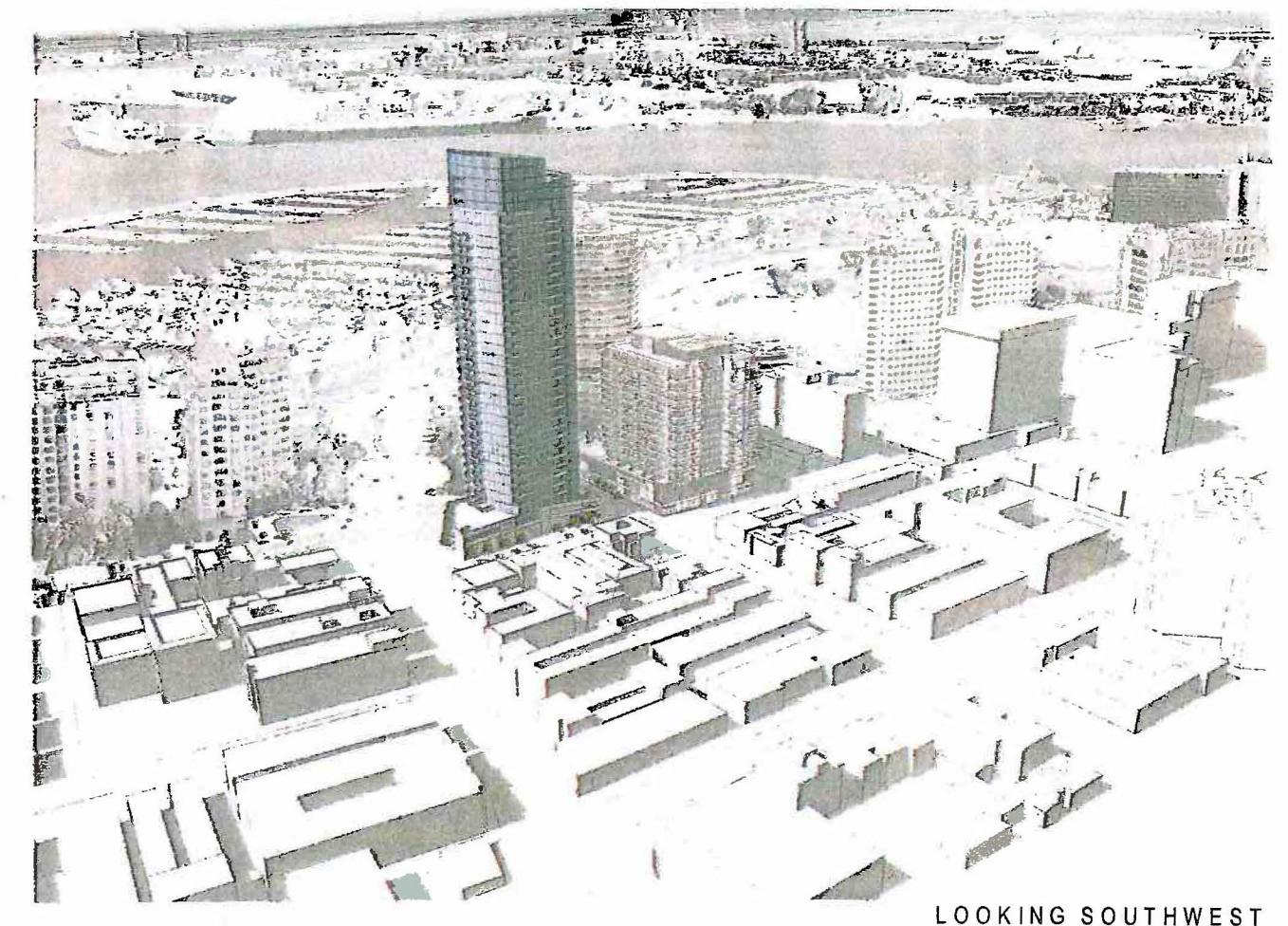
PERSPECTIVE VIEWS



ROCKEFELLER PARTNERS



LOOKING NORTHEAST



LOOKING SOUTHWEST

SHORELINE GATEWAY - EAST TOWER

ANDERSON PACIFIC

NABIH YOUSSEF
ASSOCIATES

AERIAL PERSPECTIVE VIEWS

A1.9

R

ROCKEFELLER PARTNERS



PUBLIC SPACE AERIAL

SHORELINE GATEWAY - EAST TOWER

ANDERSONPACIFIC

NABIH YOUSSEF
ASSOCIATES

EDCOR

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PUBLIC SPACE PERSPECTIVES

ROCKEFELLER PARTNERS ARCHITECTS

A1.10

R



PUBLIC SPACE PERSPECTIVE

SHORELINE GATEWAY - EAST TOWER

ANDERSONPACIFIC CORP.

NABIN YOUSSEF
ASSOCIATES

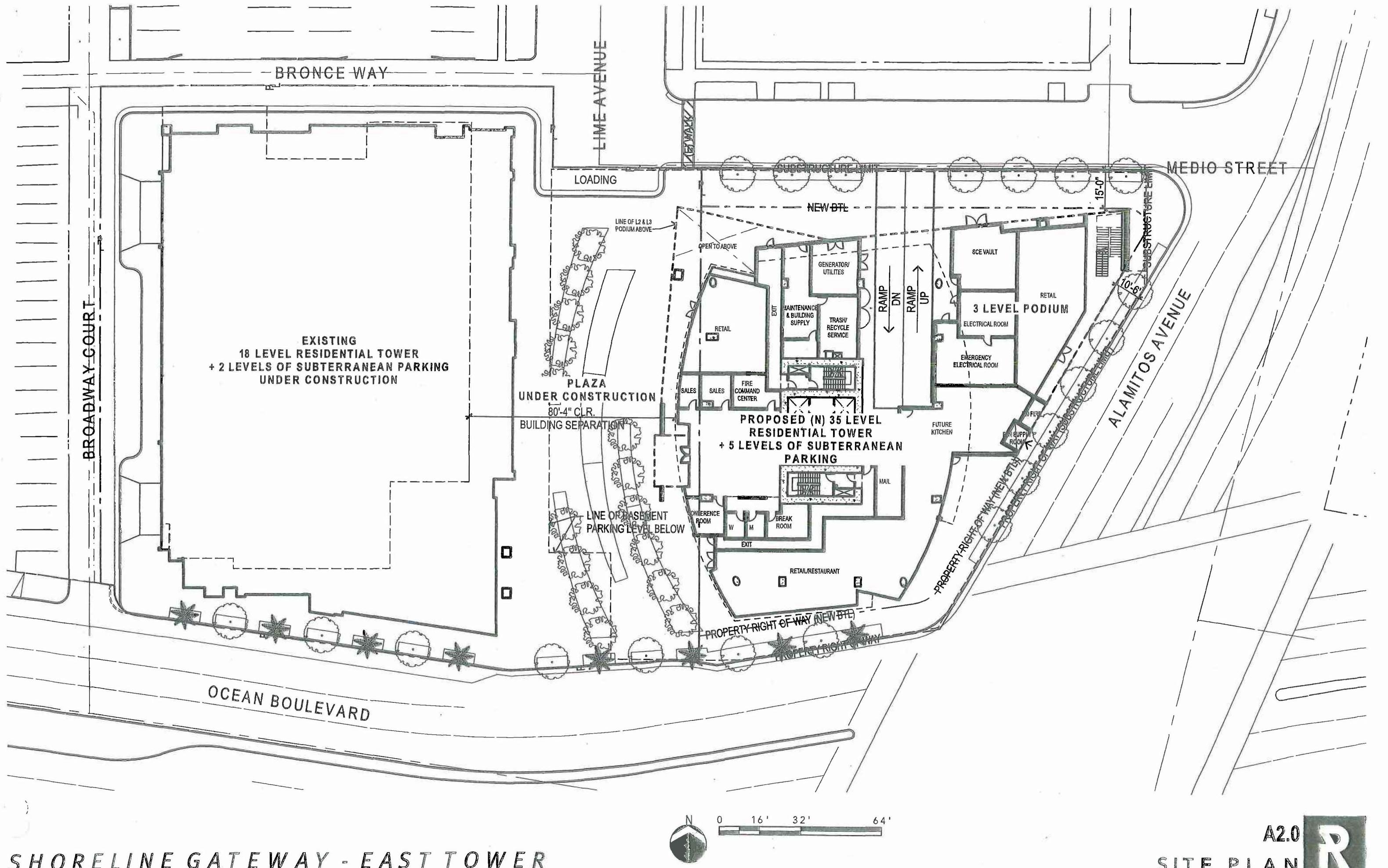
12 / 16 / 15

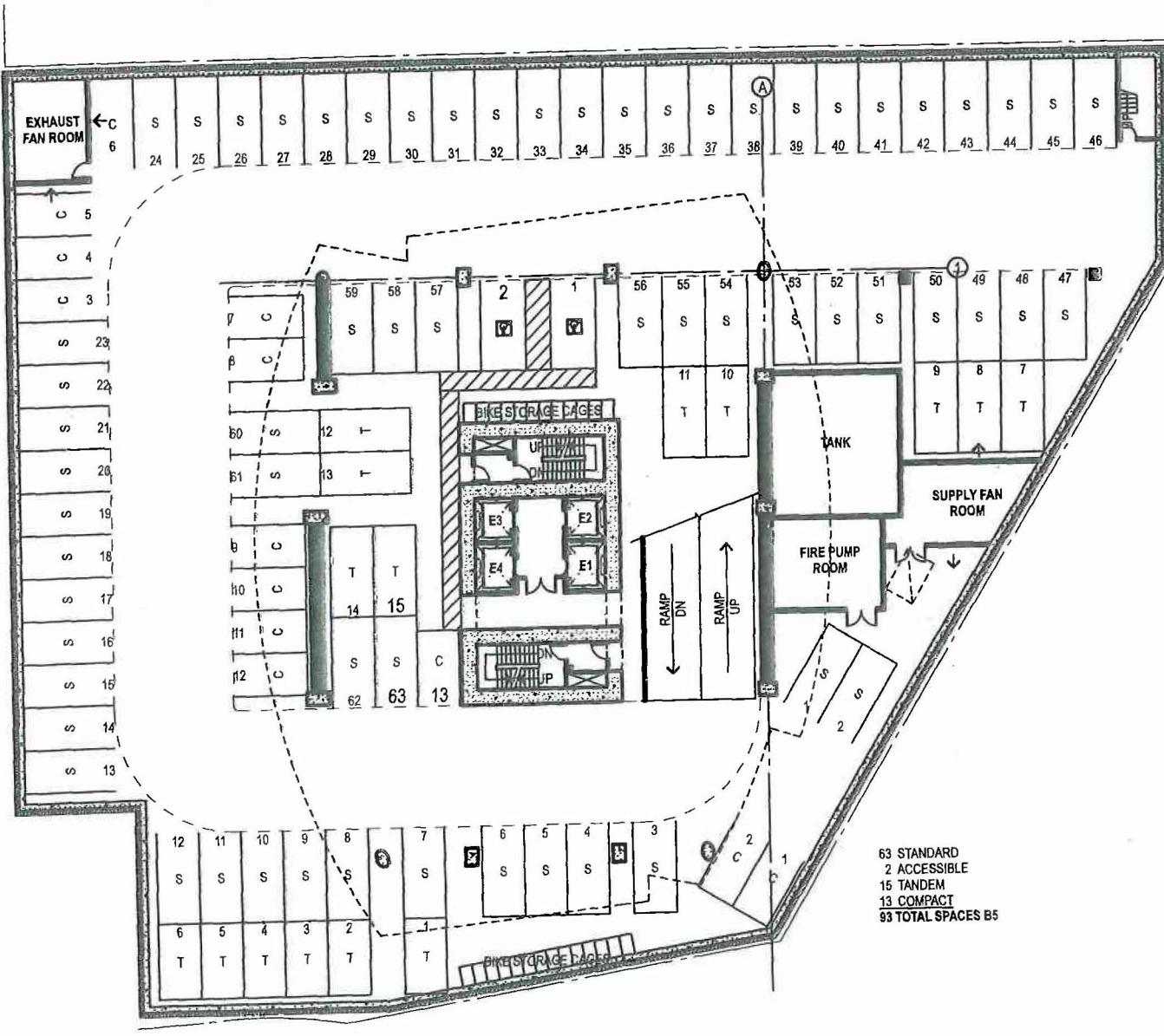
PUBLIC SPACE PERSPECTIVES

A1.11

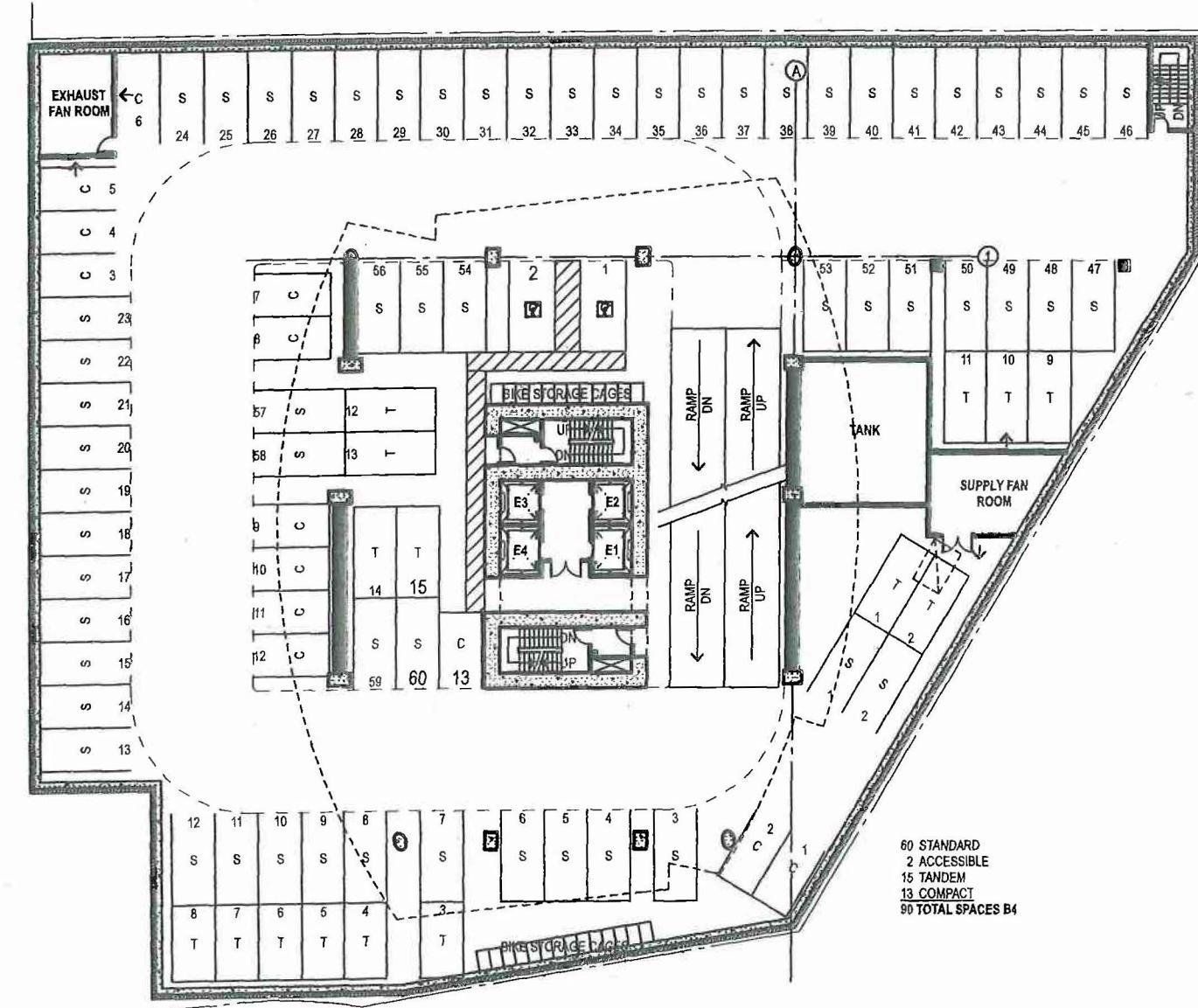


ROCKEFELLER PARTNERS

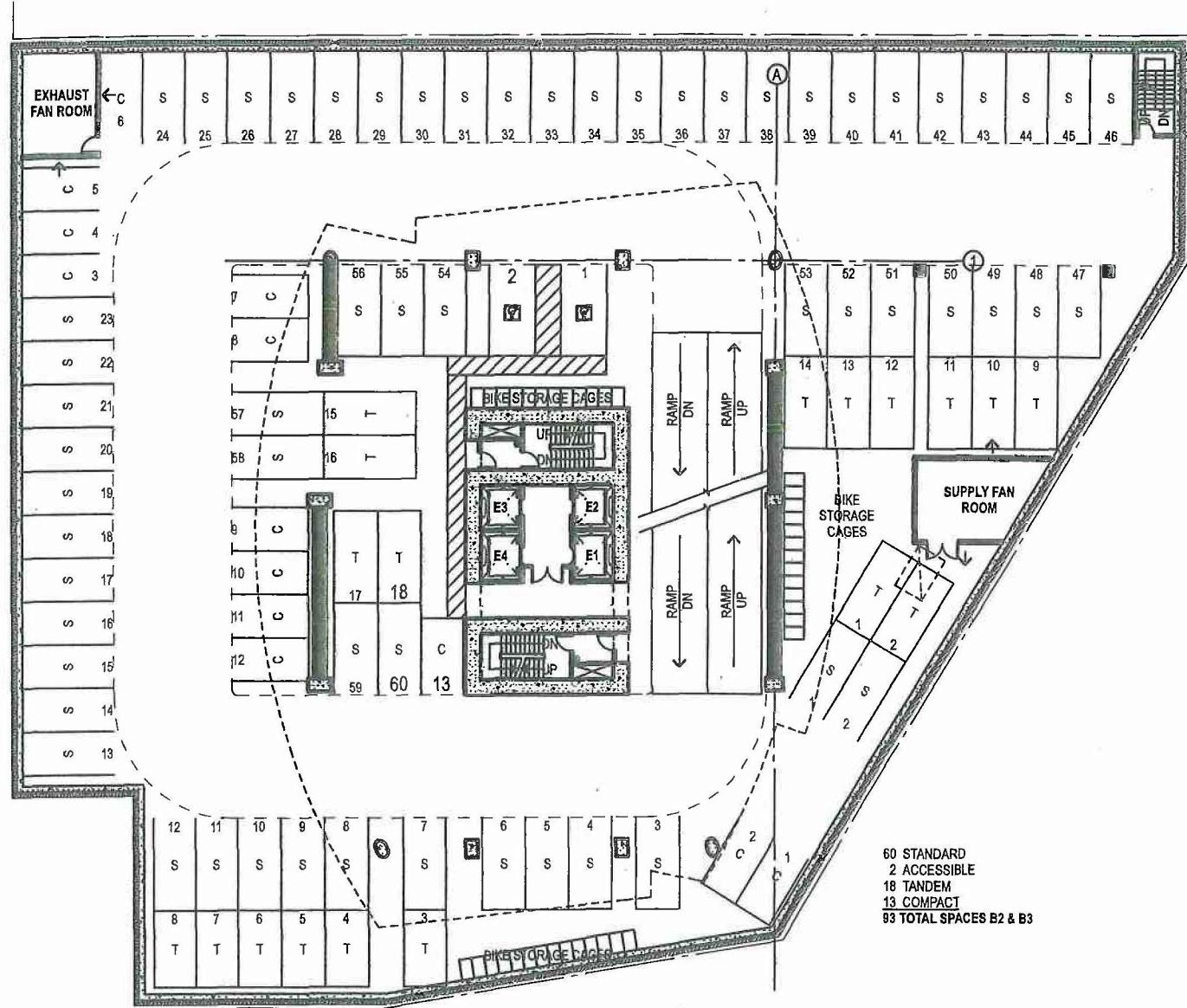




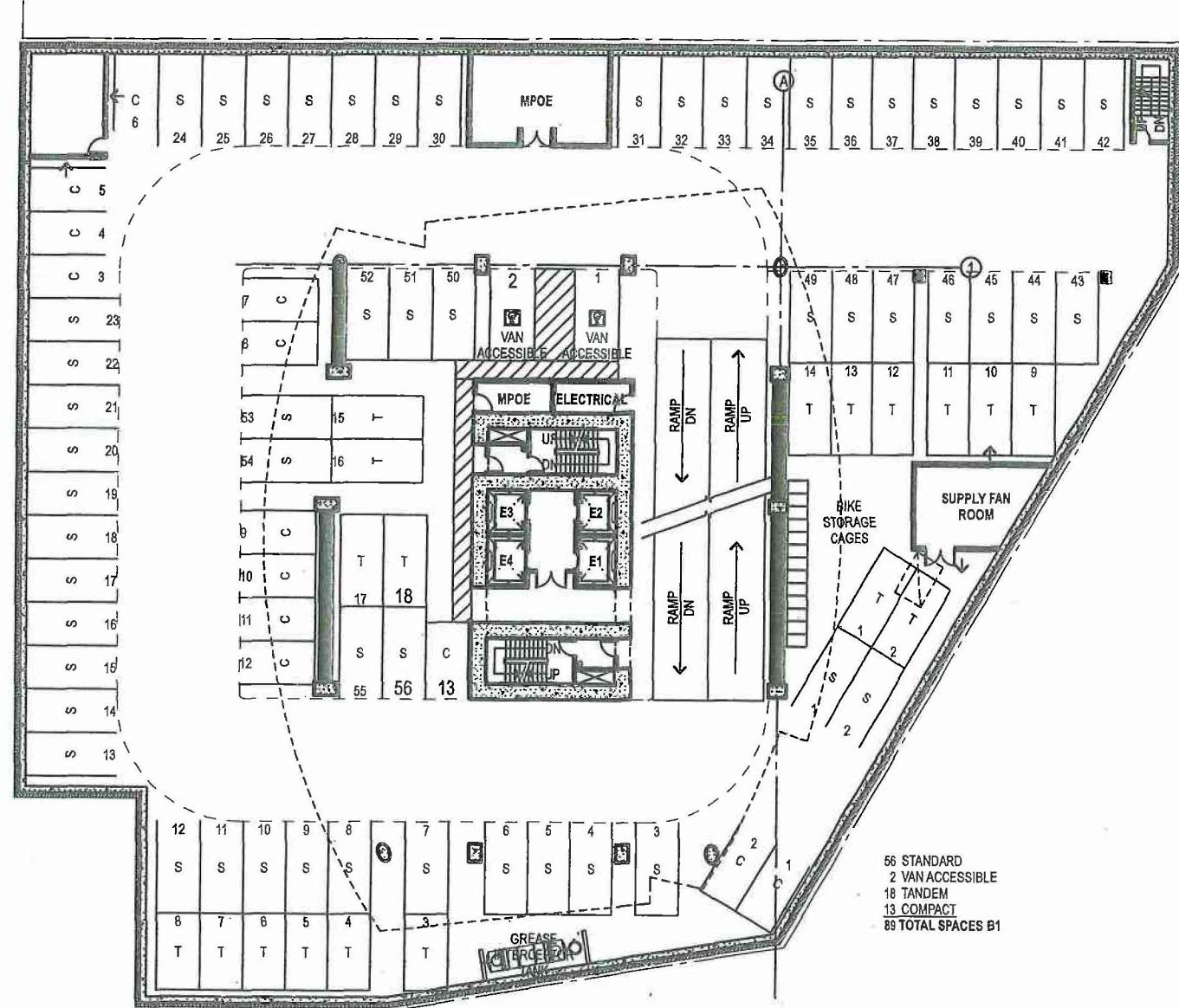
BASEMENT PARKING LEVEL: FLOOR B5



BASEMENT PARKING LEVEL: FLOOR B4



BASEMENT PARKING LEVEL: FLOOR B2
FLOOR B3 SIMILAR



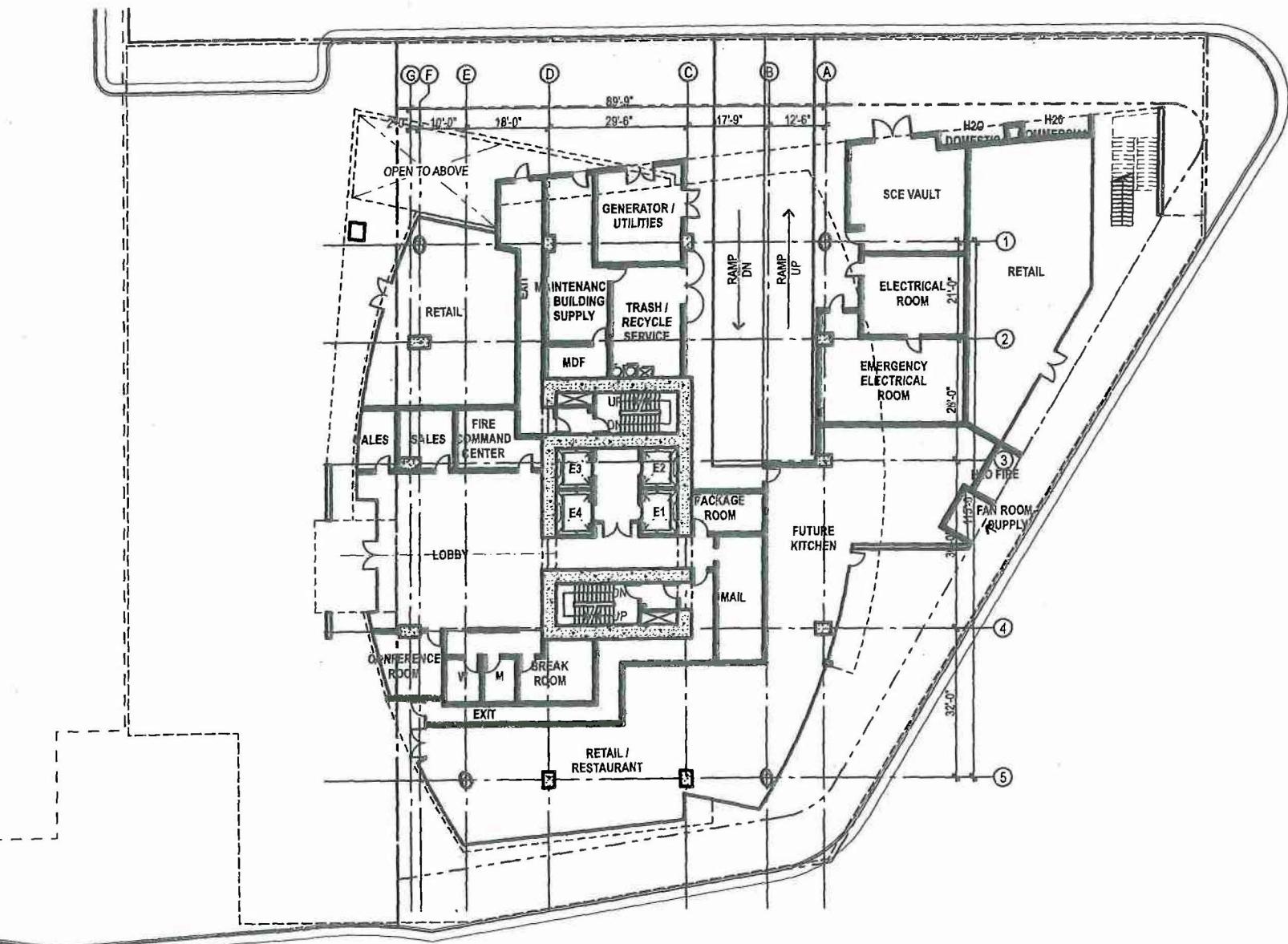
BASEMENT PARKING LEVEL: FLOOR B1



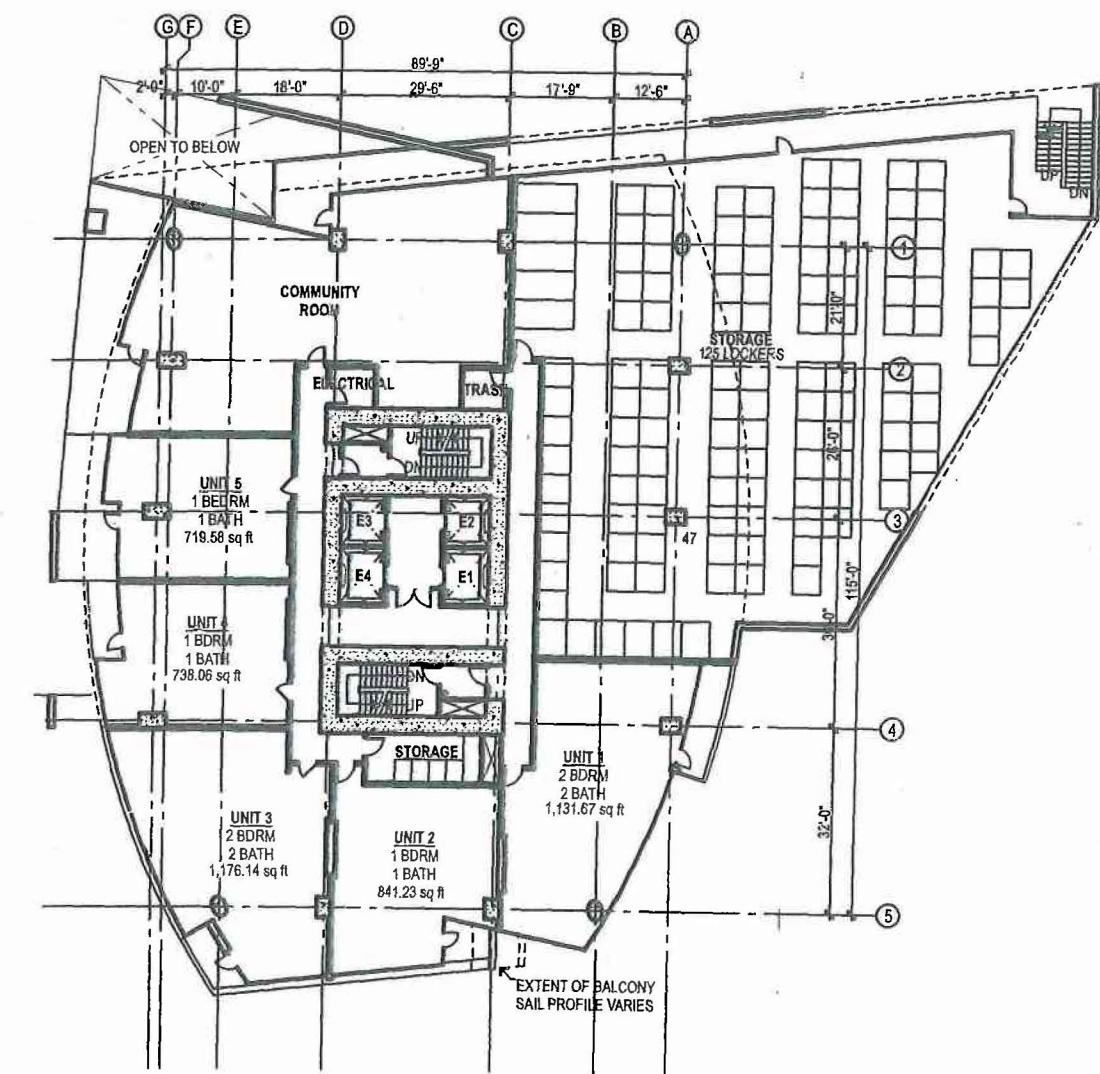
0 16' 32' 64'

A2.2



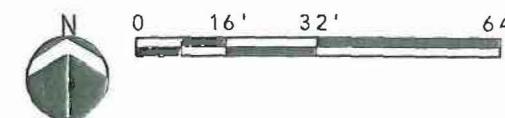


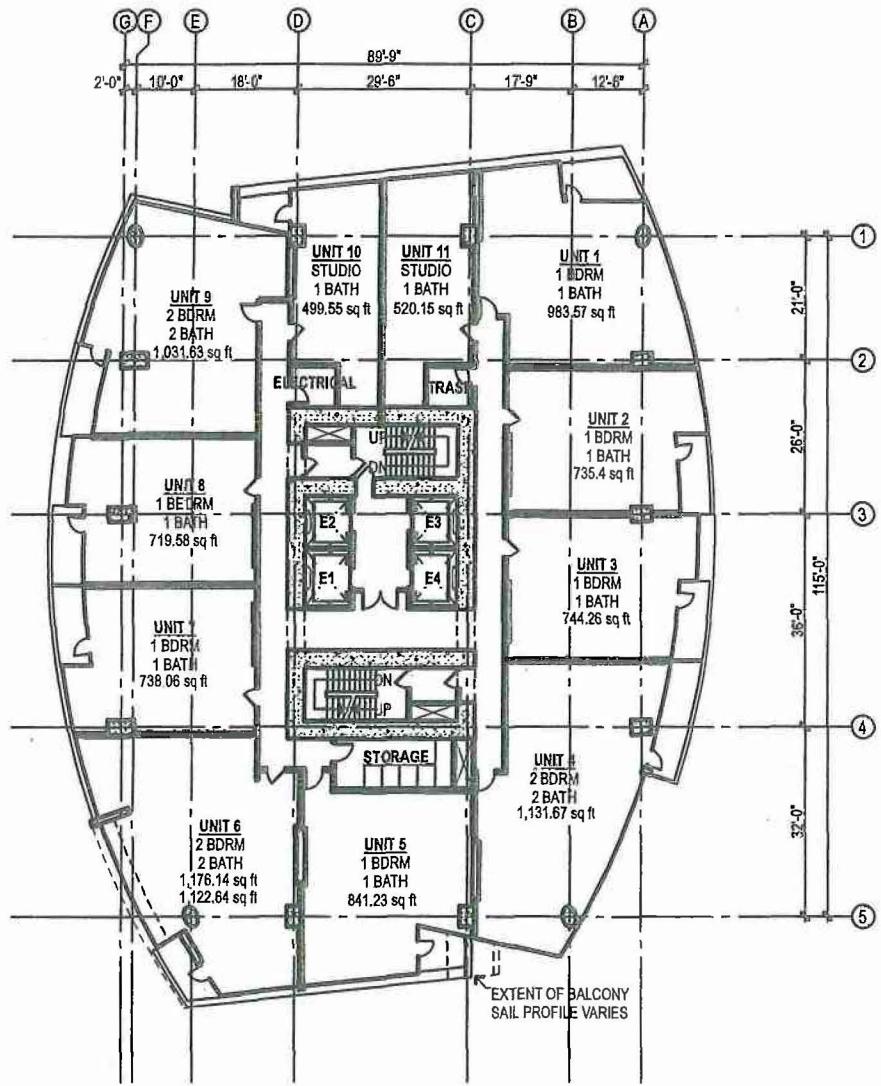
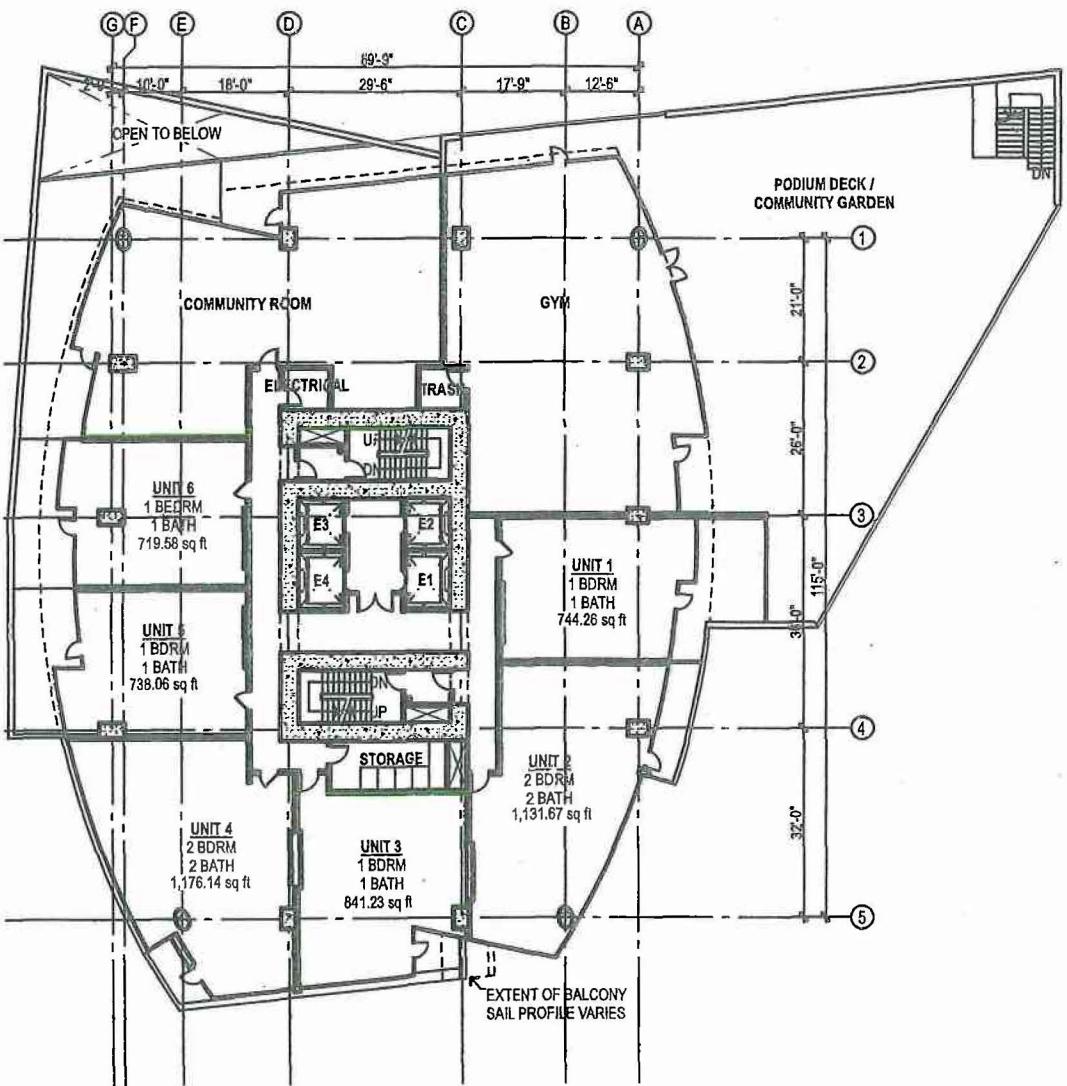
GROUND LEVEL: FLOOR 1

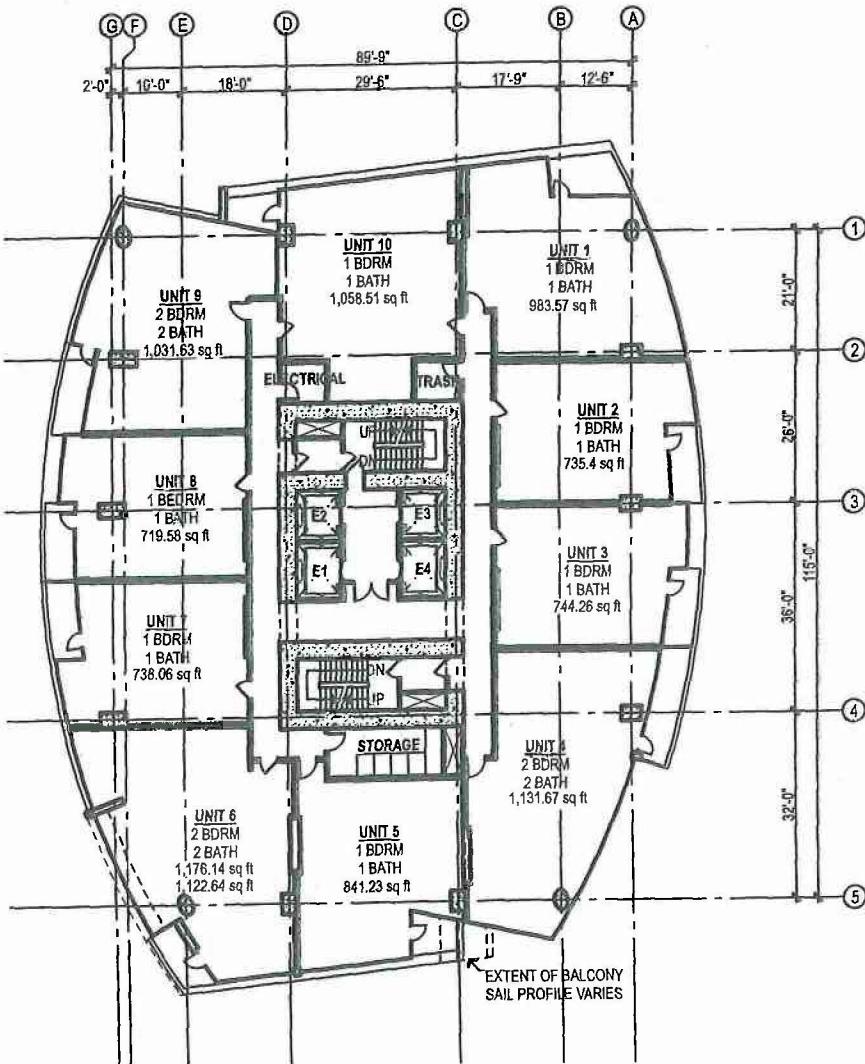


RESIDENTIAL & AMENITY LEVEL: FLOOR 2

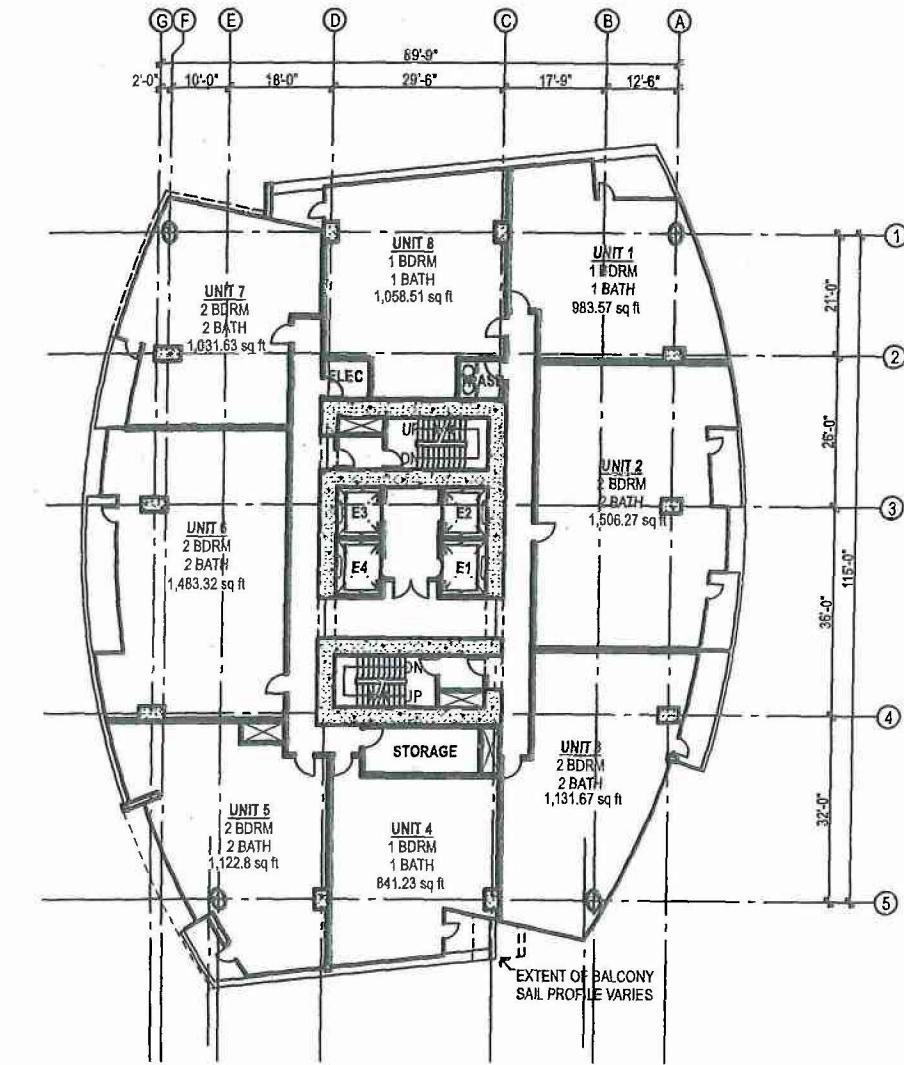
SHORELINE GATEWAY - EAST TOWER



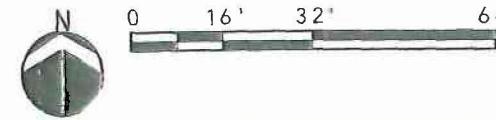




RESIDENTIAL LEVEL: FLOOR 24
FLOORS 25-27 SIMILAR



RESIDENTIAL LEVEL: FLOOR 28
FLOOR 29 SIMILAR



SHORELINE GATEWAY - EAST TOWER

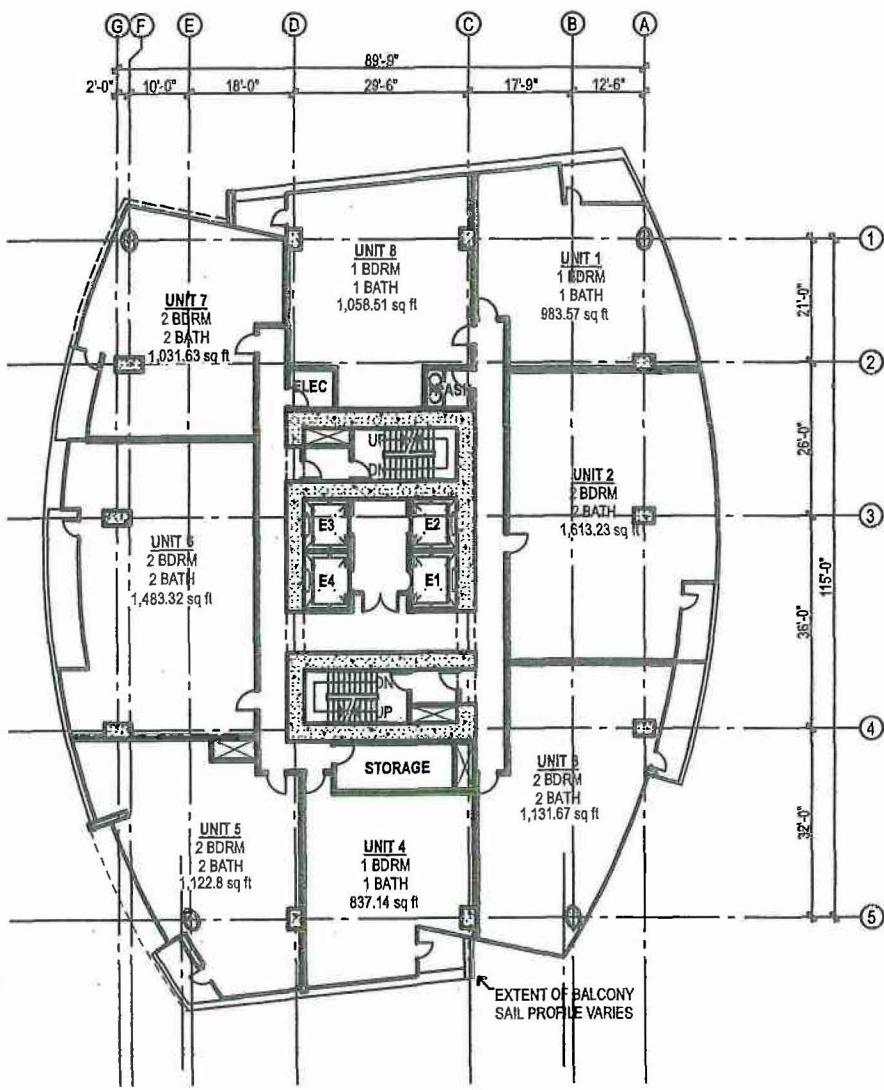
ANDERSON PACIFIC

NABIL YOUSSEF
ASSOCIATES

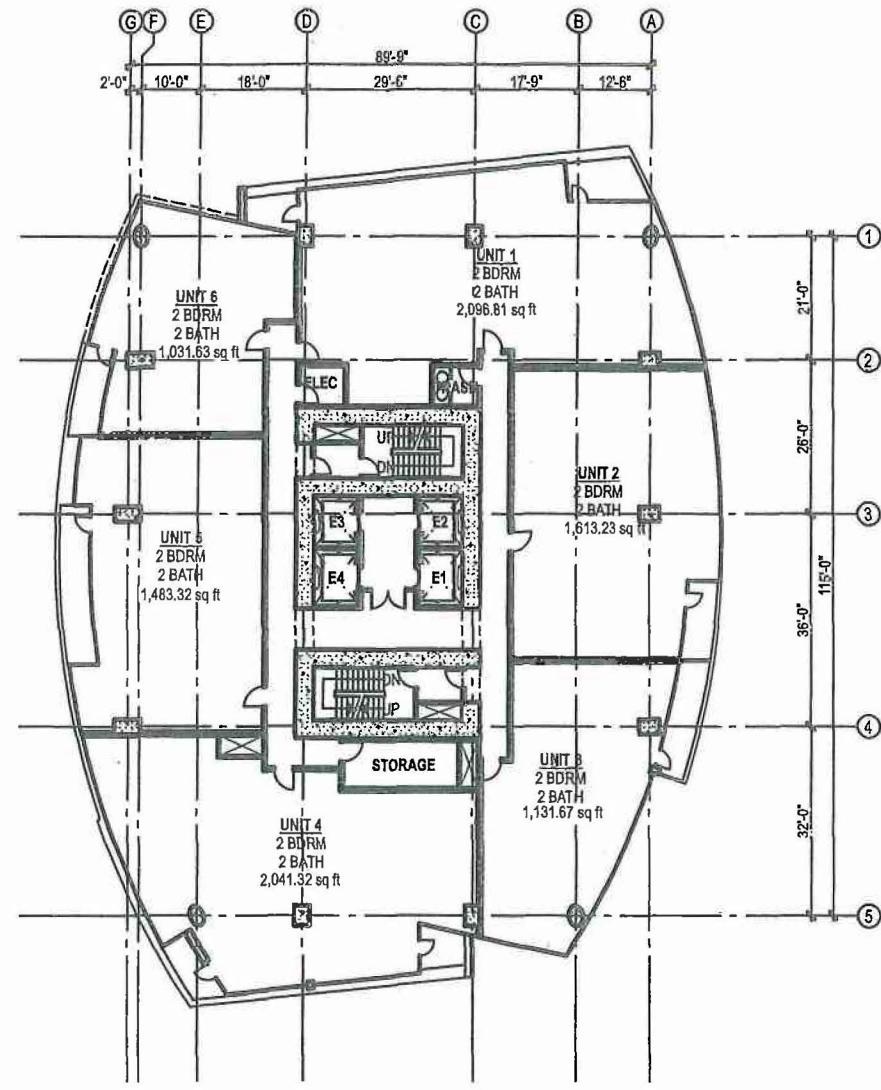
12/16/15

A2.5
FLOOR PLANS 

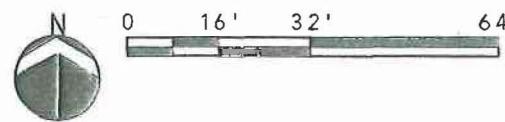
ROCKEFELLER PARTNERS ARCHITECTURE



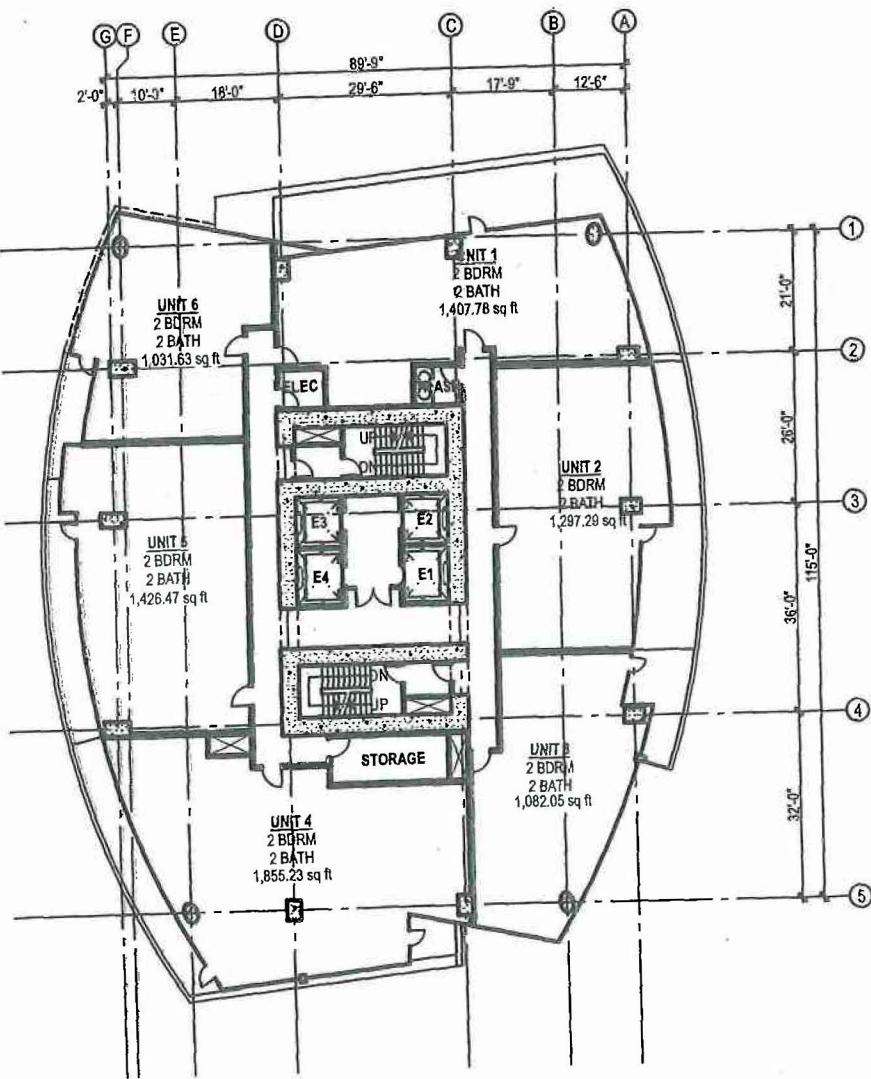
RESIDENTIAL LEVEL: FLOOR 30



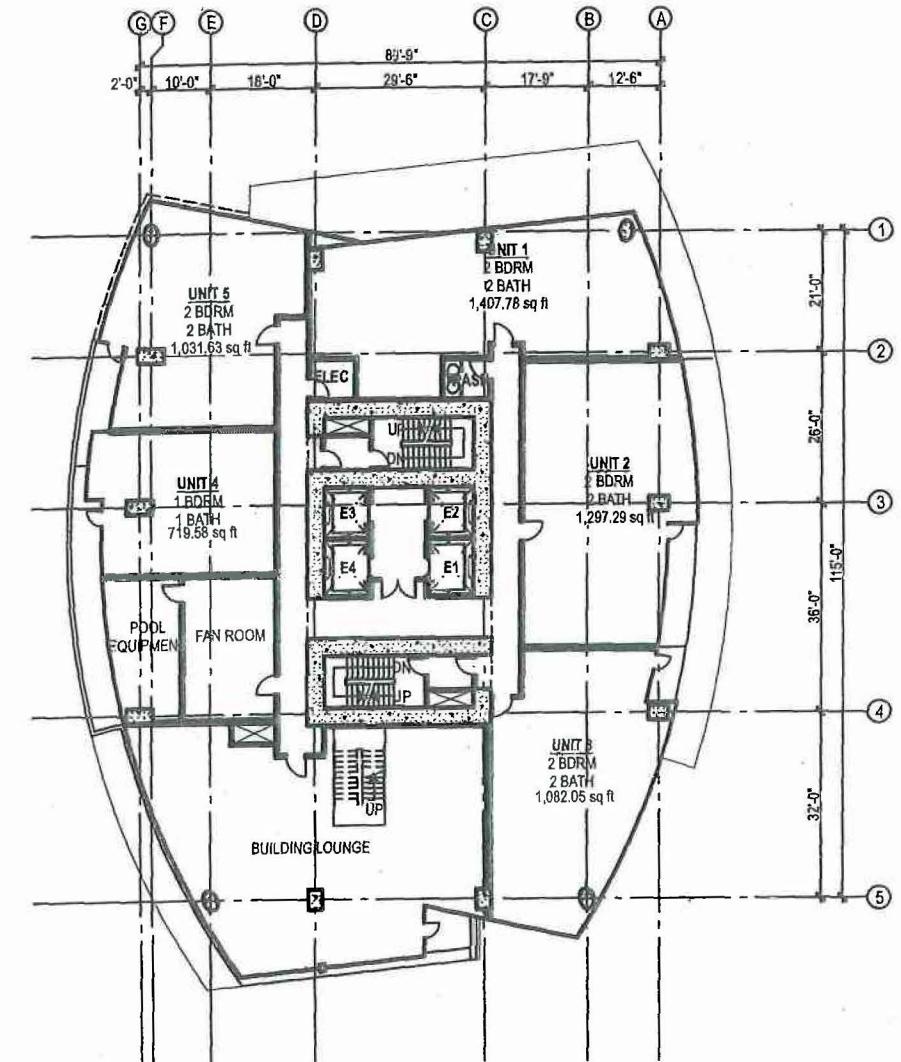
RESIDENTIAL LEVEL: FLOOR 31



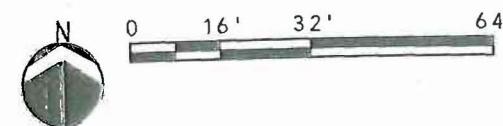
SHORELINE GATEWAY - EAST TOWER



RESIDENTIAL LEVEL: FLOOR 32



RESIDENTIAL LEVEL: FLOOR 33



SHORELINE GATEWAY - EAST TOWER

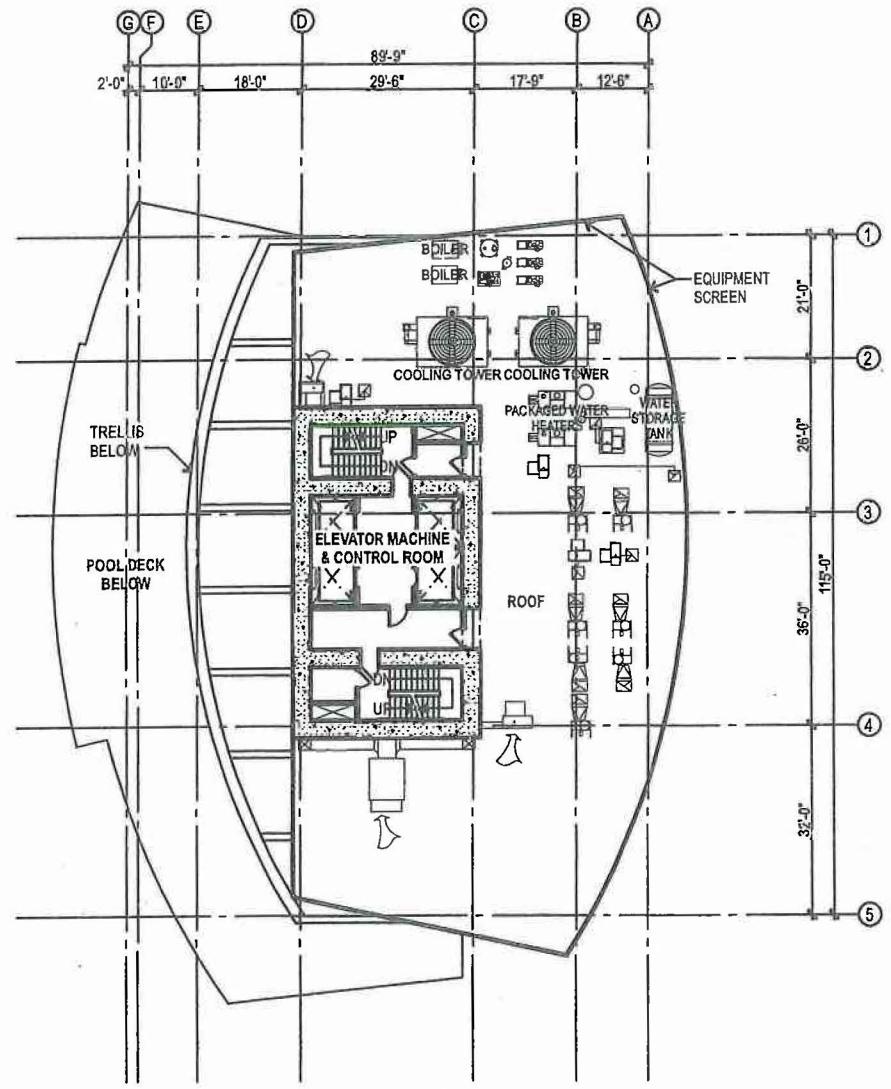
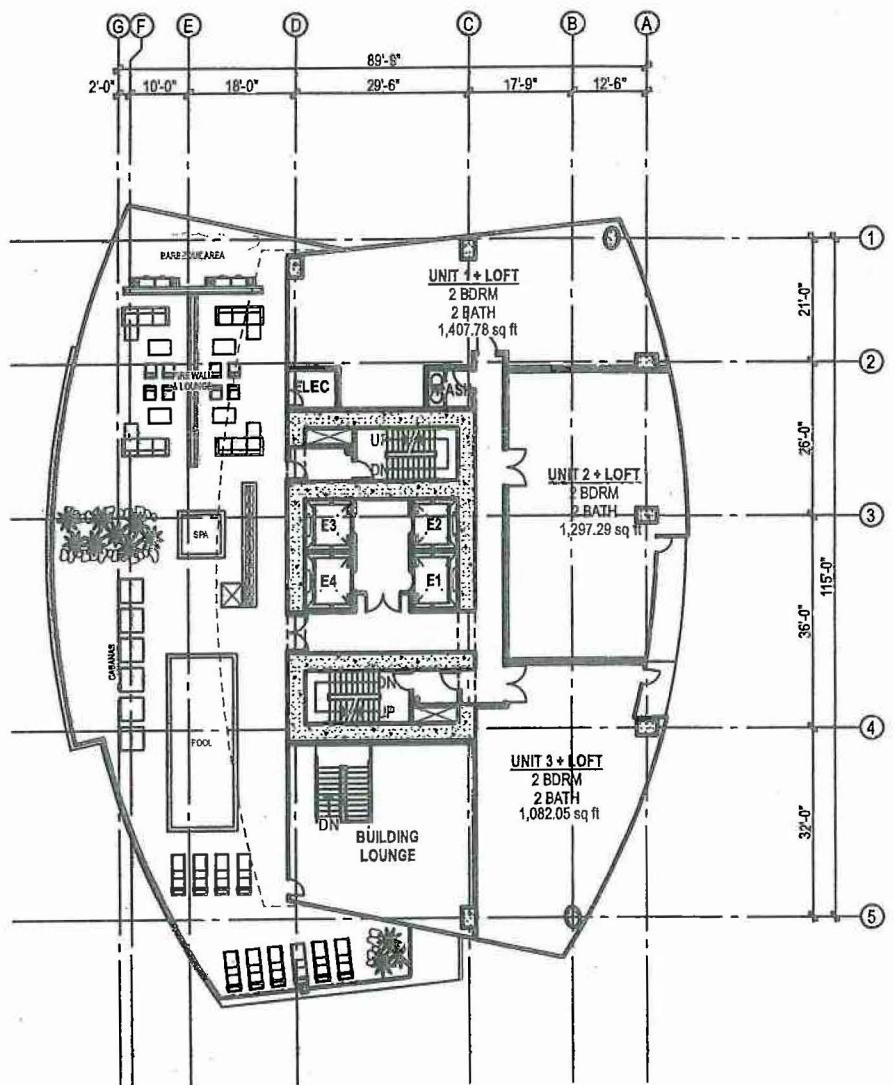
ANDERSONPACIFIC

EDCOR
NABHIOOSSEF
ASSOCIATES

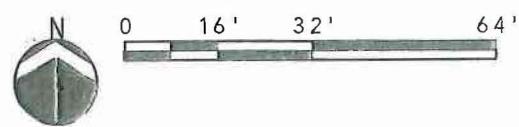
12/16/15

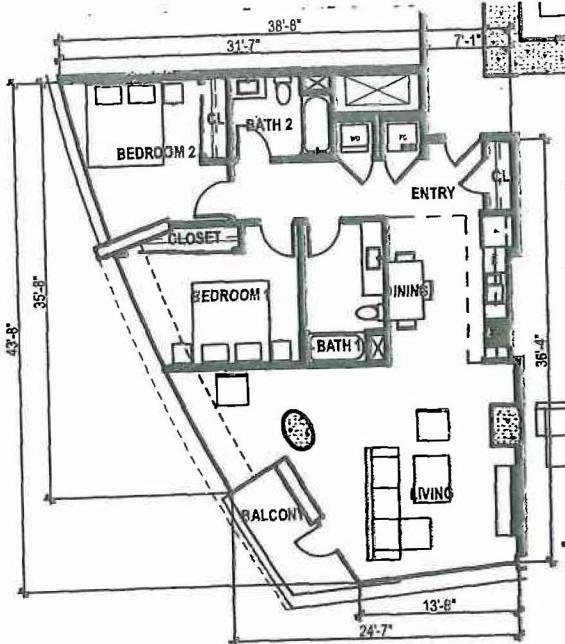
A2.7
FLOOR PLANS
ROCKEFELLER PARTNERS





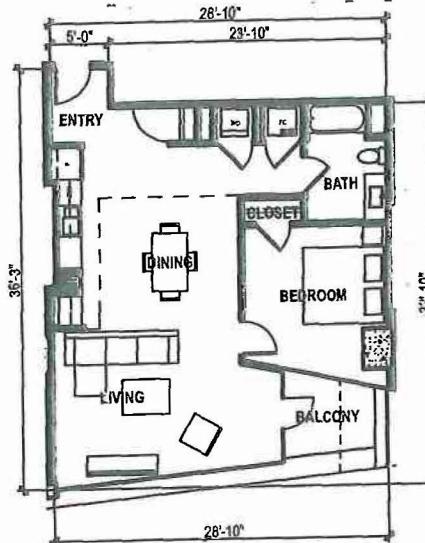
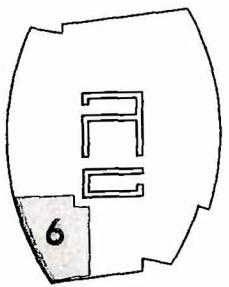
SHORELINE GATEWAY - EAST TOWER





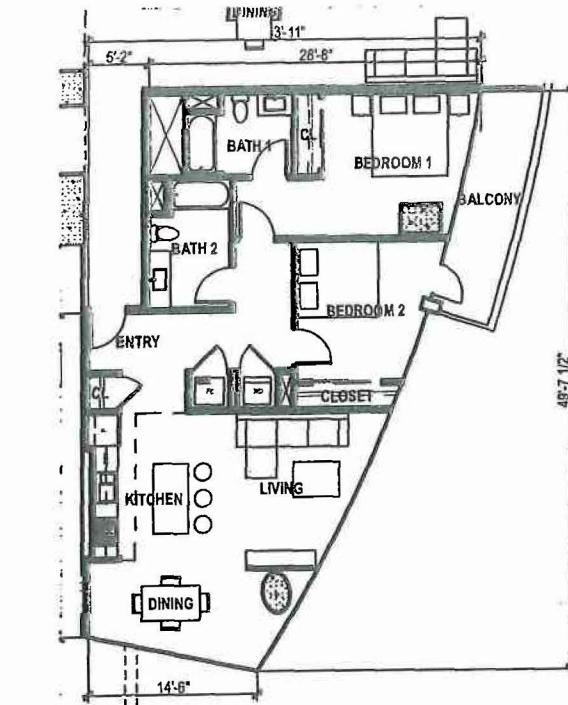
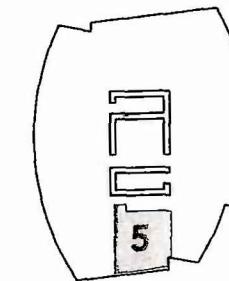
2 BEDROOM 2 BATH | UNIT 6

1,176 sf unit w/ 58 sf balcony (levels 4-7, 11-13, 17-19)
1,123 sf unit w/ 58 sf balcony (levels 8-10, 14-16, 20-27)



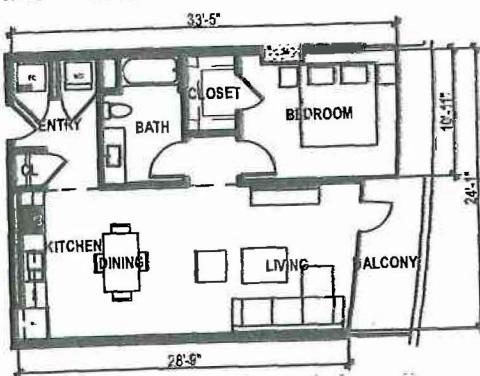
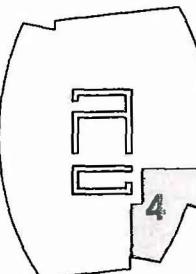
1 BEDROOM 1 BATH | UNIT 5

841 sf unit w/ 52 sf balcony



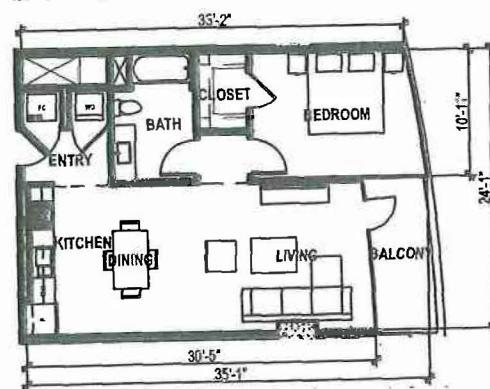
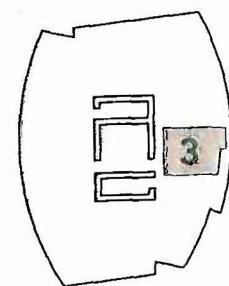
2 BEDROOM 2 BATH | UNIT 4

1,132 sf unit w/ 107 sf balcony



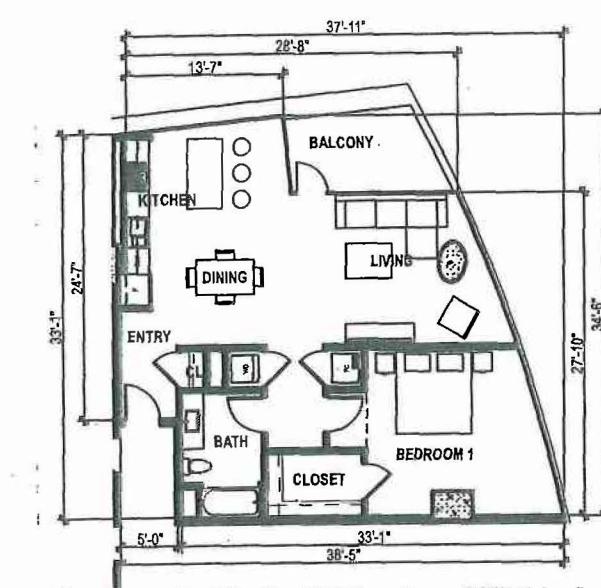
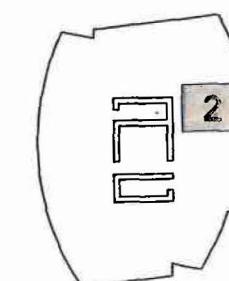
1 BEDROOM 1 BATH | UNIT 3

745 sf unit w/ 73 sf balcony



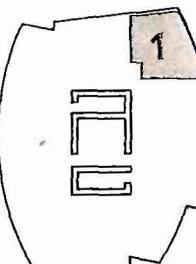
1 BEDROOM 1 BATH | UNIT 2

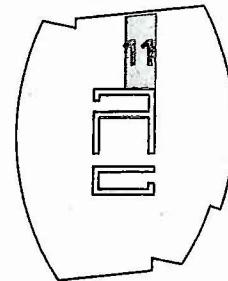
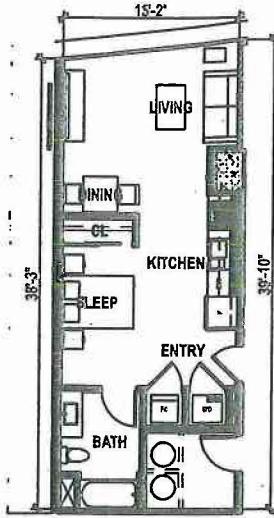
735 sf unit w/ 72 sf balcony



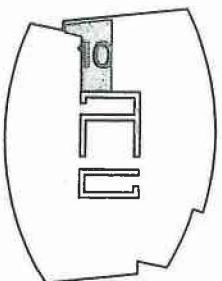
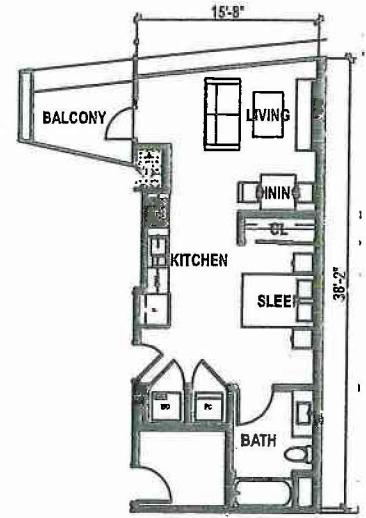
1 BEDROOM 1 BATH | UNIT 1

984 sf unit w/ 89 sf balcony

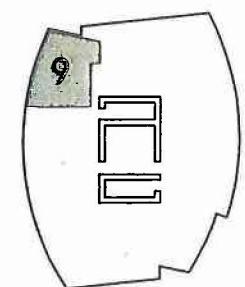
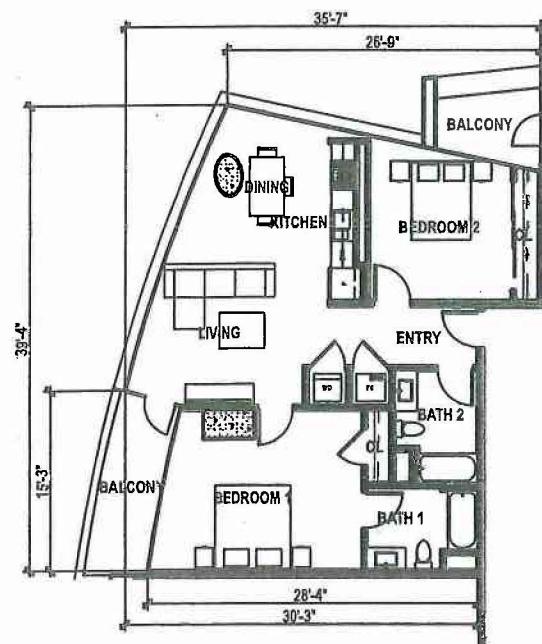




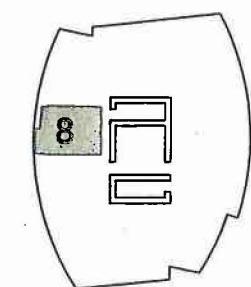
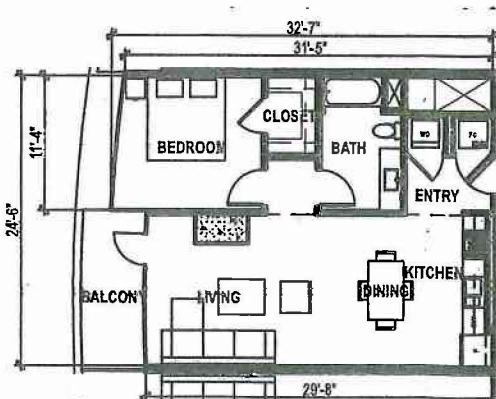
STUDIO 1 BATH | UNIT 11
520 sf unit



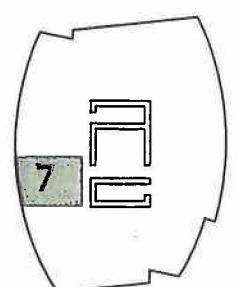
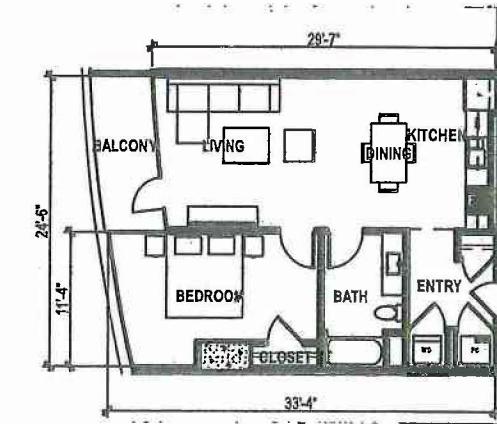
STUDIO 1 BATH | UNIT 10
500 sf unit w/ 52 sf balcony



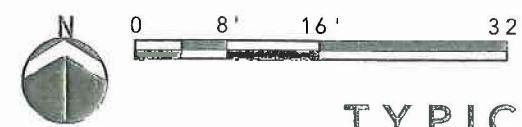
2 BEDROOM 2 BATH | UNIT 9
1,032 sf unit w/ 82 sf balcony



1 BEDROOM 1 BATH | UNIT 8
720 sf unit w/ 72 sf balcony



1 BEDROOM 1 BATH | UNIT 7
738 sf unit w/ 73 sf balcony

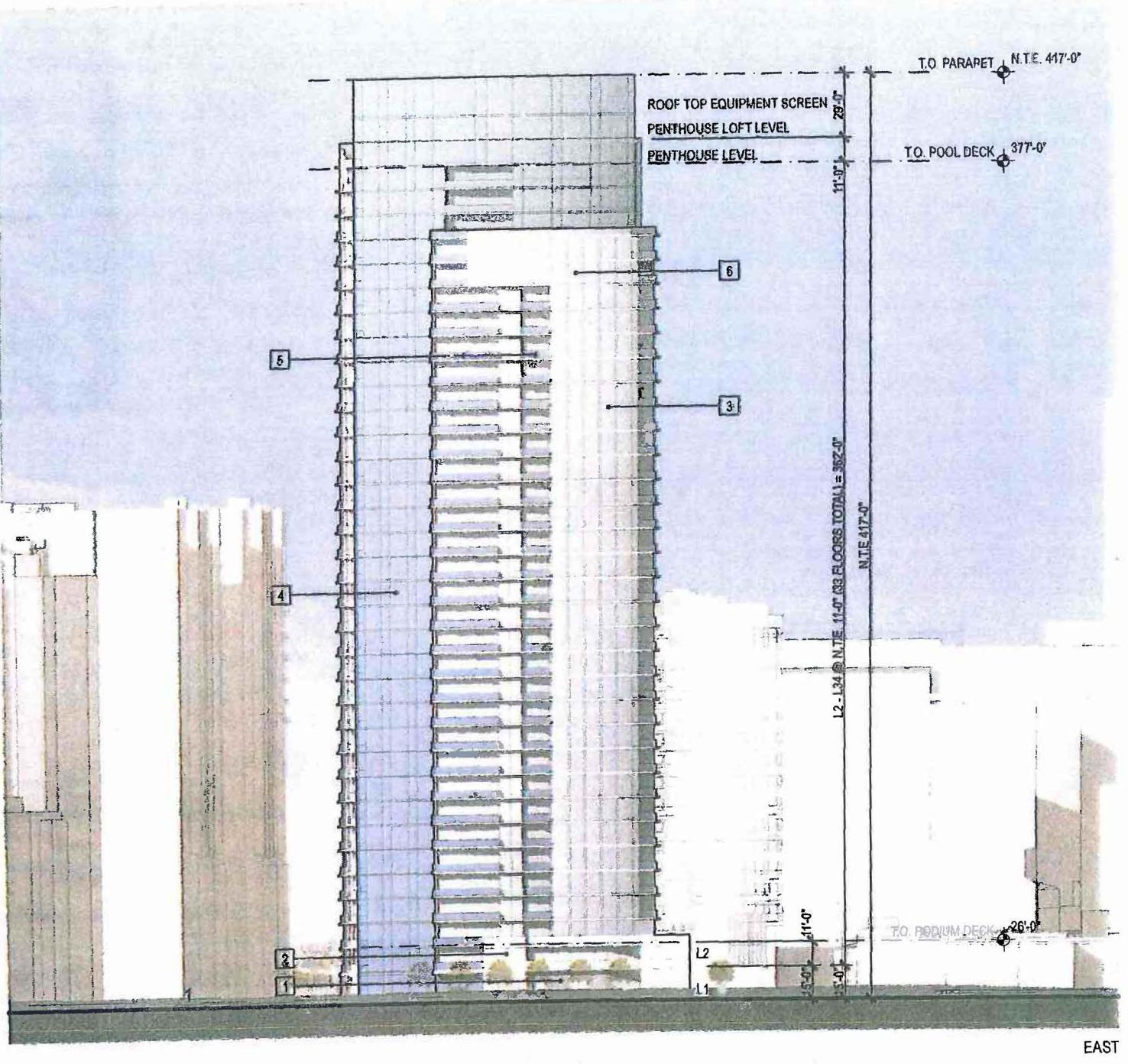
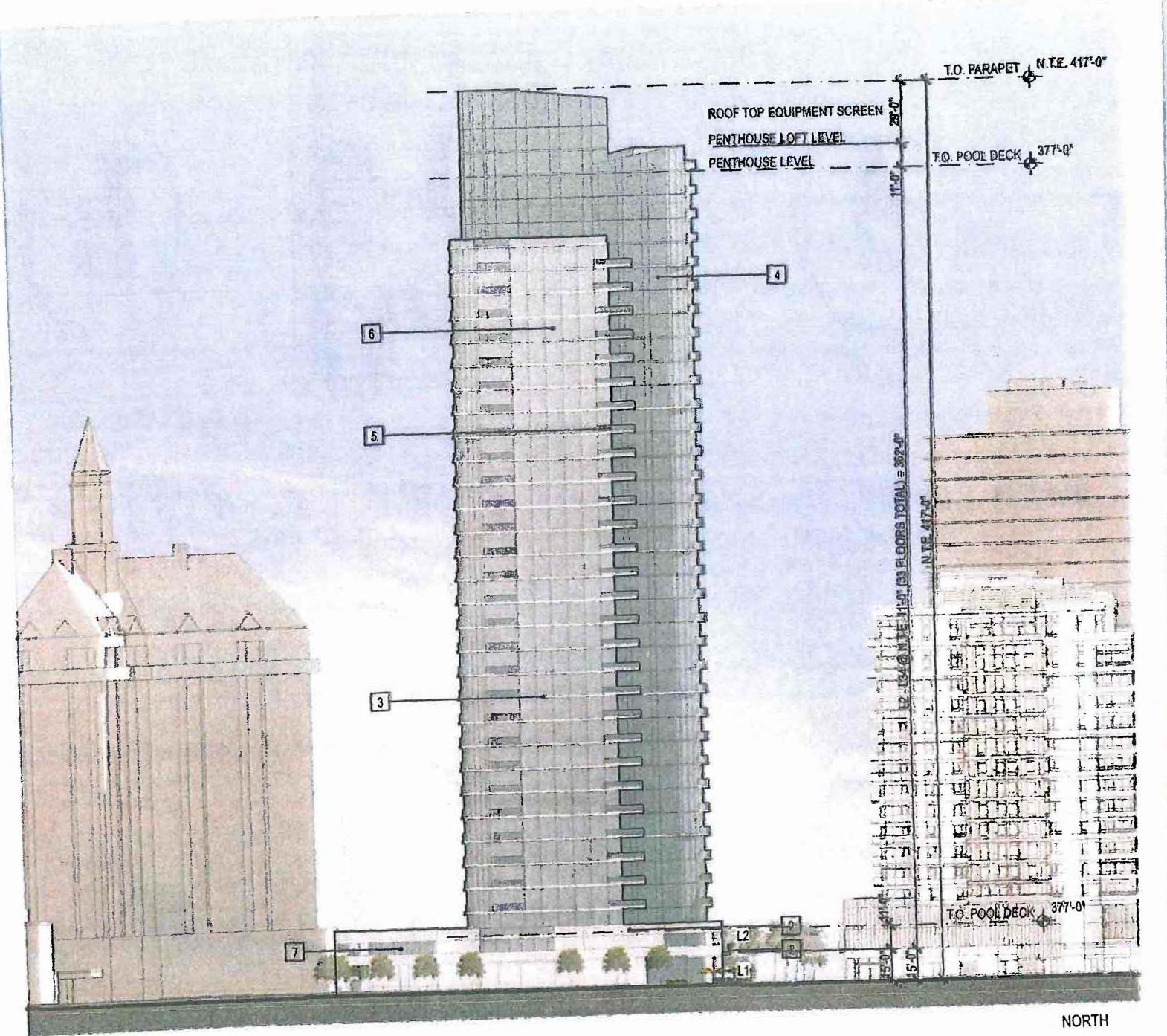


TYPICAL UNIT PLANS (LEVELS 4-23)

A2.10



SHORELINE GATEWAY - EAST TOWER



LEGEND

- [1] ALUMINUM/Glass STOREFRONT SYSTEM
 - [2] PRECAST CONCRETE PANELS
 - [3] PAINTED CONCRETE BALCONY AND SLAB
 - [4] WINDOW WALL SYSTEM W/ BLUE/GREEN LOW-E GLASS
 - [5] GLASS BALCONY RAILING (SAME GLASS COLOR AS #4)
 - [6] WINDOW WALL SYSTEM W/ CLEAR, LOW-E GLASS
 - [7] SPANDREL GLASS
 - [8] METAL PANEL CLAD CANOPY
- *N.T.E. = NOT TO EXCEED

SHORELINE GATEWAY - EAST TOWER

ANDERSONPACIFIC

MARIN YOUSSEF
ASSOCIATES

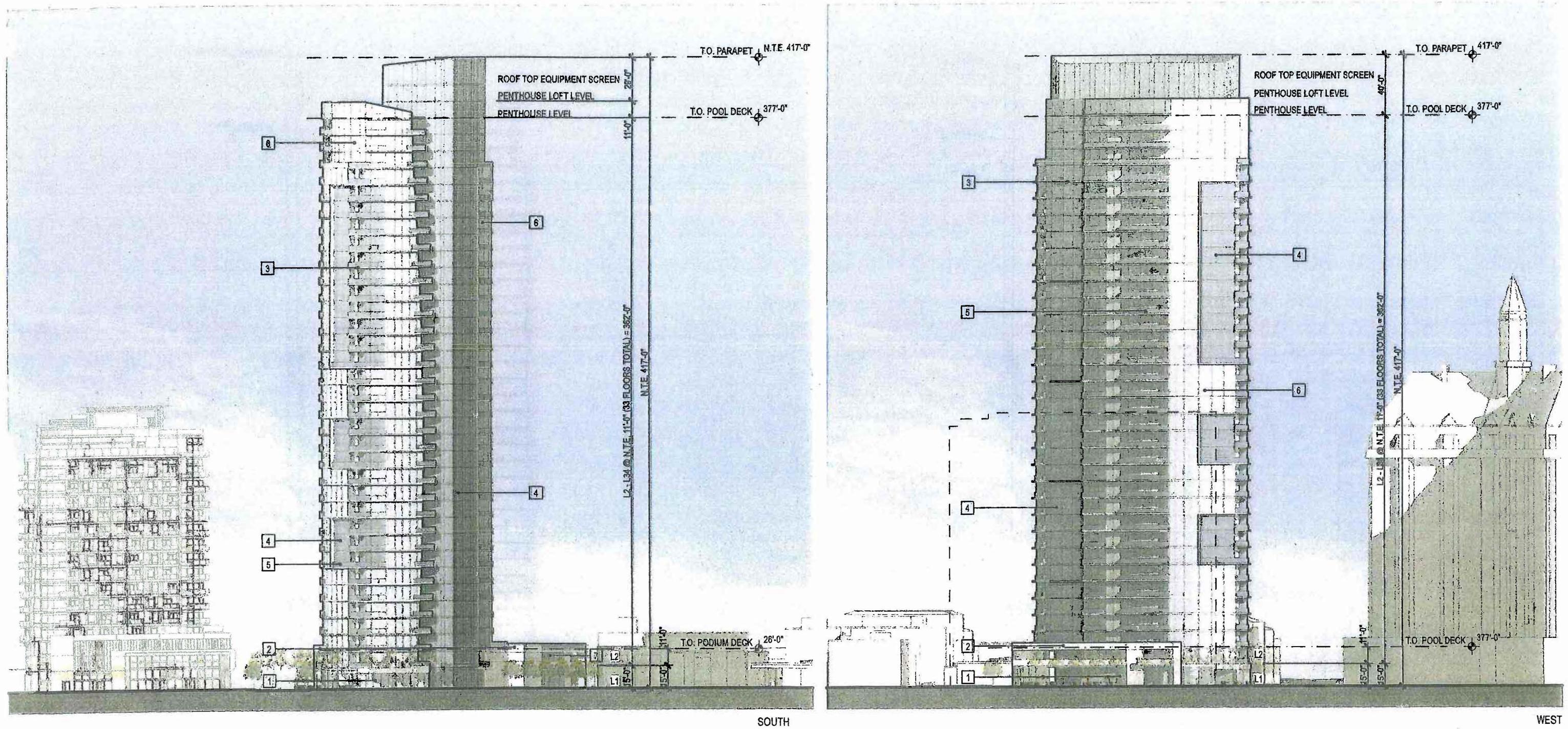
12/16/15

BUILDING ELEVATIONS: NORTH + EAST

ROCKEFELLER PARTNERS

A3.0



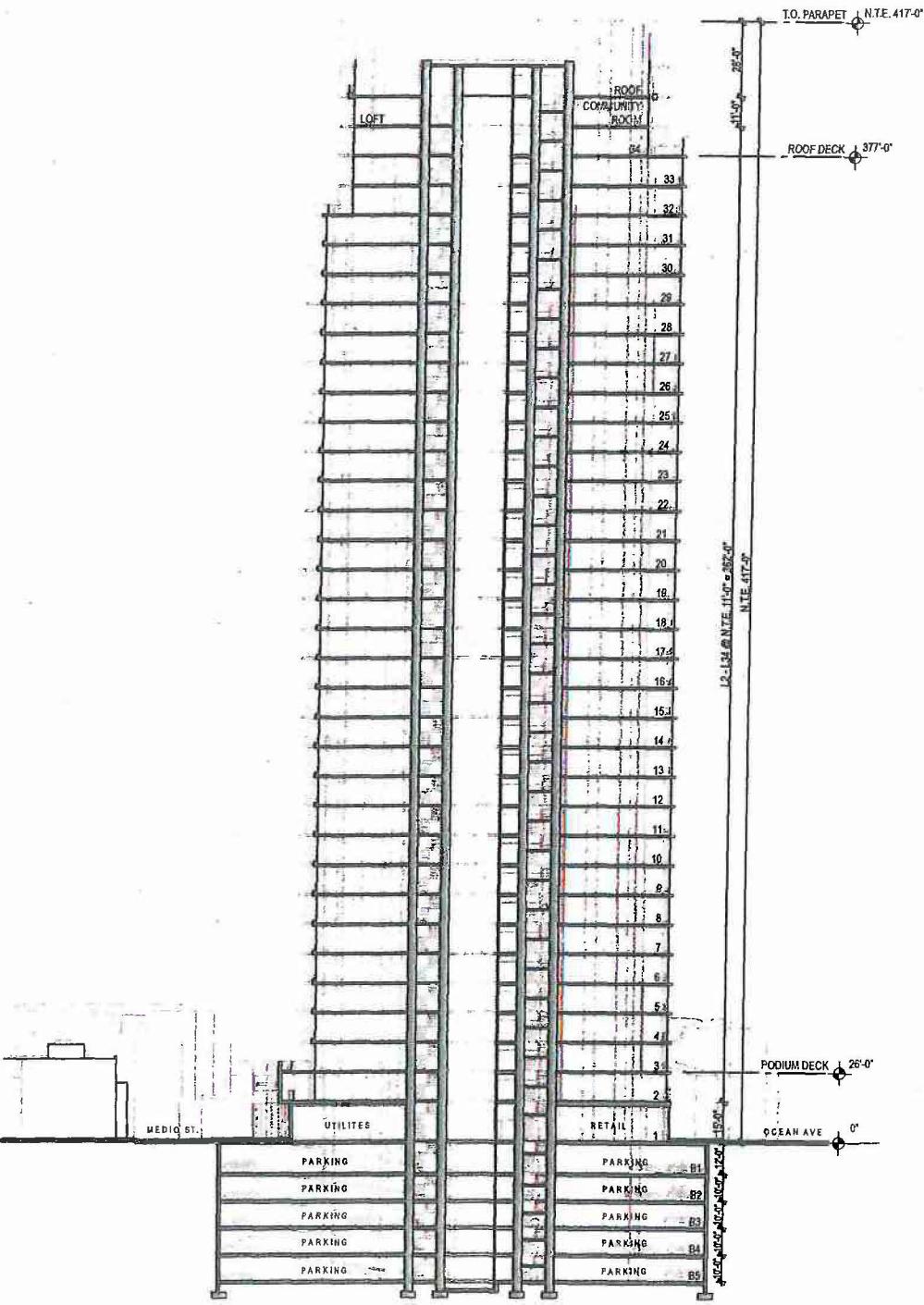
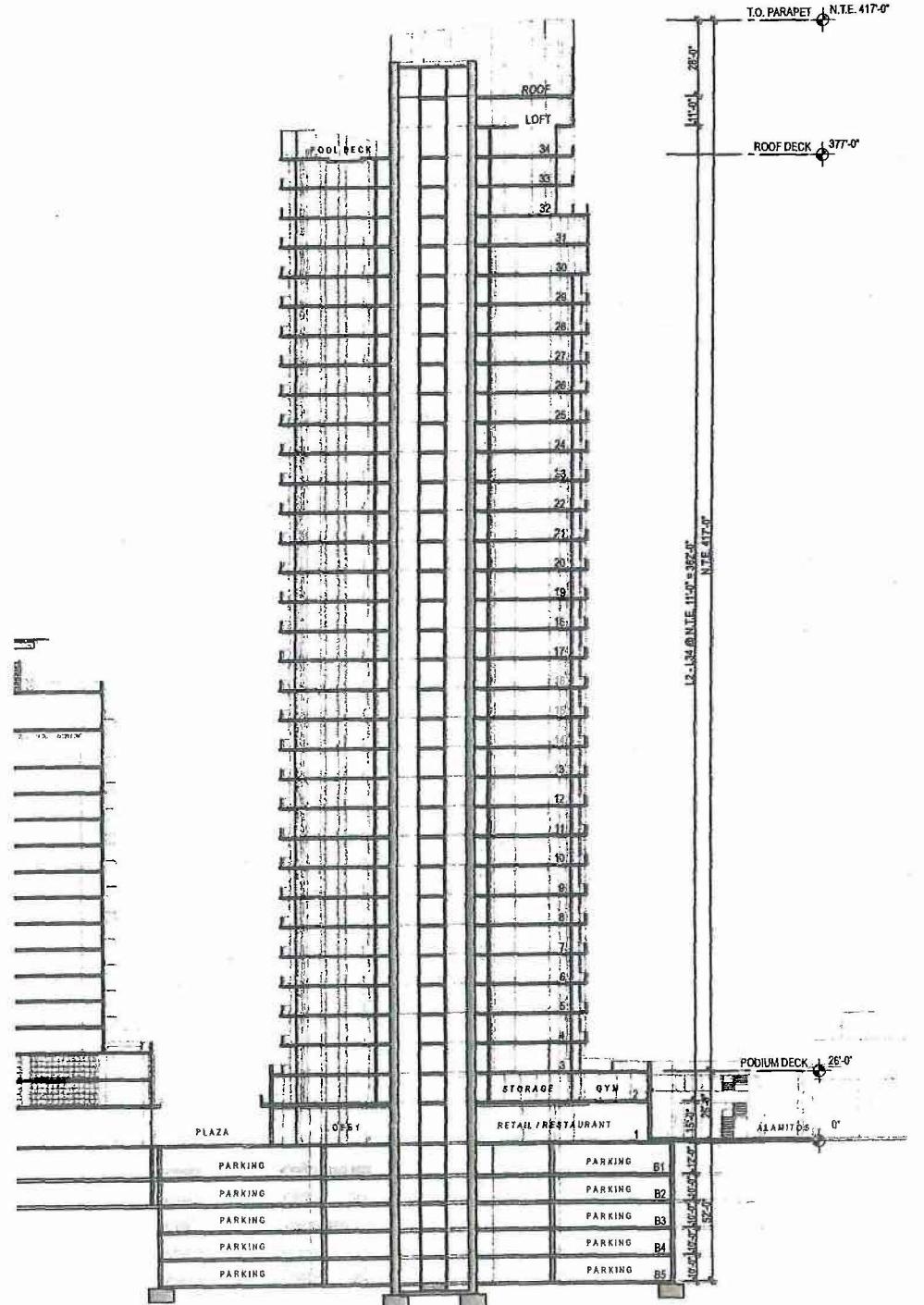


LEGEND

- | | | |
|---------------------------------------|--|-----------------------------|
| [1] ALUMINUM/GLASS STOREFRONT SYSTEM | [4] WINDOW WALL SYSTEM W/ BLUE/GREEN LOW-E GLASS | [7] SPANDREL GLASS |
| [2] PRECAST CONCRETE PANELS | [5] GLASS BALCONY RAILING (SAME GLASS COLOR AS #4) | [8] METAL PANEL CLAD CANOPY |
| [3] PAINTED CONCRETE BALCONY AND SLAB | [6] WINDOW WALL SYSTEM W/ CLEAR, LOW-E GLASS | |
- *N.T.E. = NOT TO EXCEED

SHORELINE GATEWAY - EAST TOWER

BUILDING ELEVATIONS: SOUTH + WEST



*N.T.E. = NOT TO EXCEED

SHORELINE GATEWAY - EAST TOWER

ANDERSON PACIFIC CO.



NABIH YOUSSEF
ASSOCIATES
STRUCTURAL ENGINEERS

12 / 16 / 15

BUILDING SECTIONS

R

ROCKEFELLER PARTNERS

Urban Design Criteria

1.) Provide a Slender Iconic Tower

To serve as the visual terminus northbound on Shoreline Drive and westbound on Ocean Boulevard. The top will be defined through a covered roof deck lighting and signage and will integrate with the shaft and base. It will compliment the iconic nature of the Villa Riviera, International Tower and downtown skyline.

2.) Avoid Front/Back Relationships

The towers should be consistent "in the round". Blank walls will be minimized at the ground floor level and be active with either retail, live/work or housing.

3.) Respect Community Views

Making the towers slender in the east west direction and maximizing the space between them minimizes view blockage and shadows.

4.) Integrate Massing into the Community

Set towers back with lower scaled massing fronting the street to promote a pedestrian scaled edge that also transitions to adjacent context.

5.) Provide Public Open Space at the Terminus of Lime

The Ocean Boulevard edge will be a lively urban plaza while the Medio side will be park-like and intimate in character.

6.) Respect the Street and Alley Network

Utilize the existing network to disperse traffic and allow ease of pedestrian circulation.

7.) Introduce Ground Level Uses Appropriate to Context

Encourage retail along ocean and Alamitos with a café fronting the plaza and a restaurant at the corner of Ocean and Alamitos.

8.) Activate the Plaza

Front both residential lobbies to the plaza to guarantee pedestrian activity. Encourage the location of a restaurant, café and/or coffee house with outside seating. The plaza will become a shared space reinforcing interaction between the community and residents.

Project Design Guide

1.) Introduce Sailing Iconography

The taller tower incorporates a sail curved billowing "spinnaker" form facing the waterfront and located on axis to Shoreline Drive.

2.) Maximize ocean views

Pulling the towers apart maximizes ocean views and Queen Mary visibility within the development, and will increase the project's overall value.

3.) Acknowledge transit proximity

Explore reduced parking requirements and/or shared parking opportunities while respecting market-driven conditions.

4.) Create Efficient Cores and Slender Towers

This maximizes views and reduces construction costs.

5.) Integrate amenities

Provide a pool with other community amenities such as a kitchen, fitness center, and community garden on the roof and podium levels of the iconic tower. Pool to have south and west solar orientation.

6.) Respect Construction Efficiencies

Reduce costs thru efficiencies and standard construction practices.

7.) Provide a Residential Ocean Boulevard Entrance and Address

Ocean Boulevard is considered the premier downtown location.

8.) Consider a LEED Certified Development

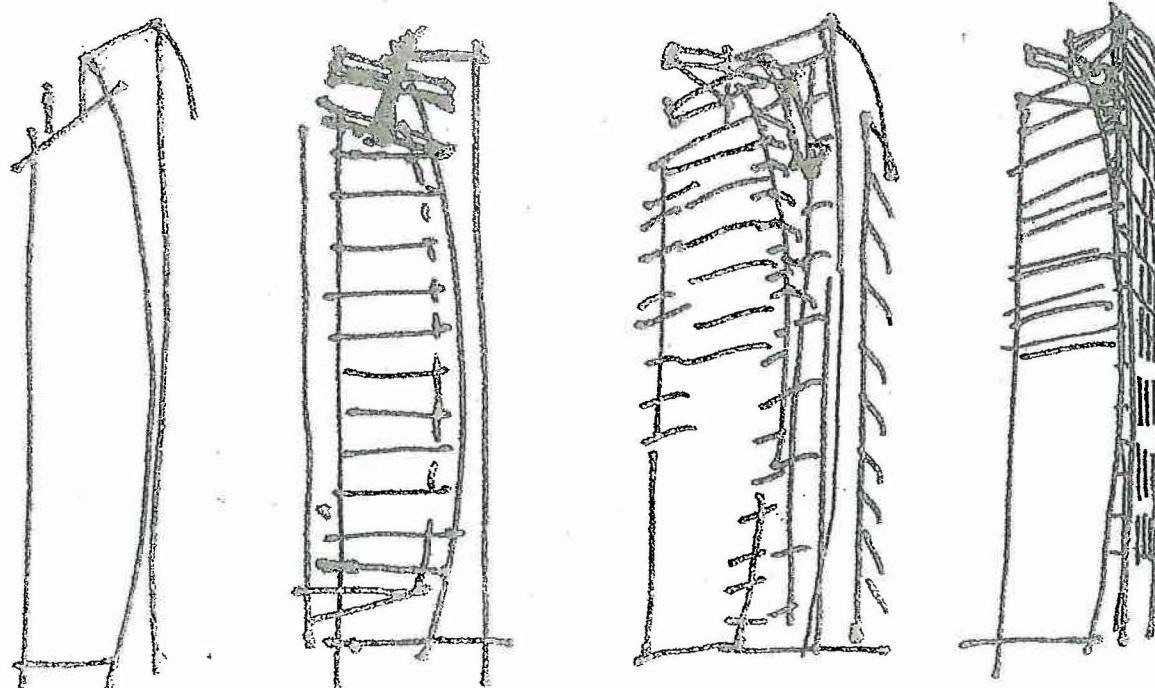
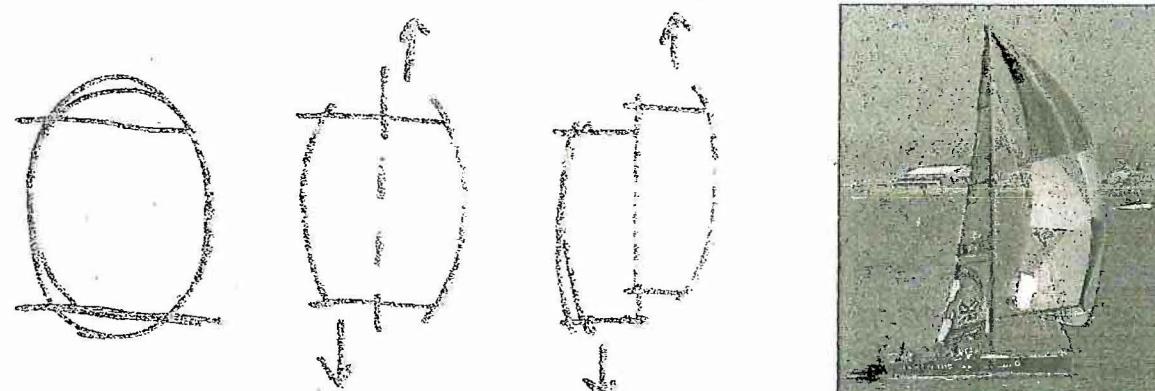
The increase in cost for certification may be absorbed by increased market value.

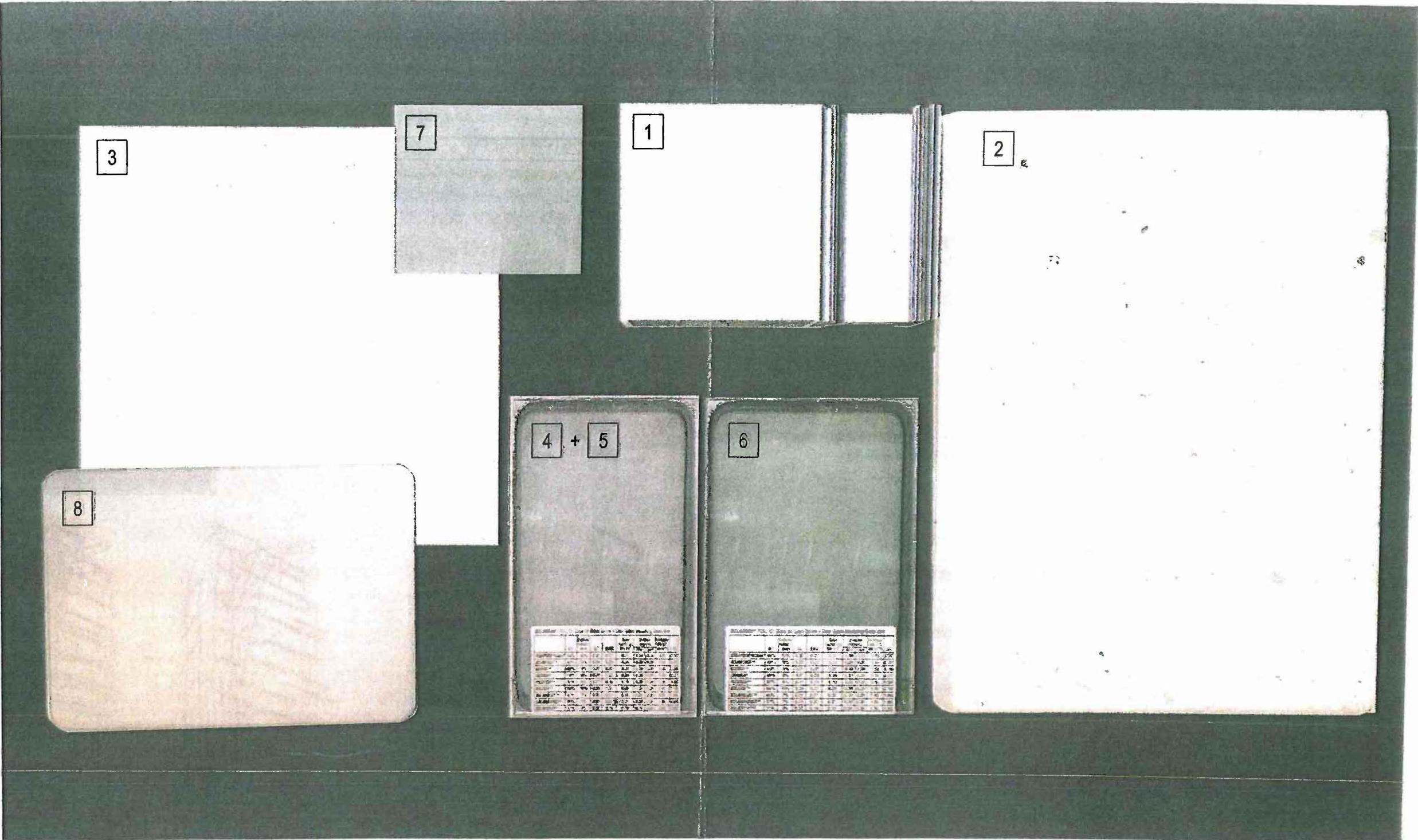
Shoreline Gateway - Design Narrative

The shoreline Gateway site is located at the Northwest corner of ocean Blvd and Alamitos Avenue. This site serves as the eastern entrance to the downtown Long Beach core. The design concepts for this project include providing a tall slender iconic tower with an active ground floor and introducing public open space at the terminus of Lime Avenue.

The proposed building would incorporate ground level retail, a cafe and restaurant to activate the edges along ocean Blvd, Alamitos Ave, and Medio street. The project results in 315 residential units including, studios, one to two bedroom units, penthouse units and associated amenities.

The site is instilled with physical design opportunities that can optimize its integration with the surrounding context. In order to be a part of the community, the urban design criteria are an essential part of the development of the project. The project design criteria are focused not only on increased value of the development but also contribute to the community.





MATERIALS

- | | | |
|---------------------------------------|---|-----------------------------|
| [1] ALUMINUM STOREFRONT MULLION | [4] WINDOW WALL SYSTEM W/ BLUE/GREEN
LOW-E GLASS | [7] SPANDREL GLASS |
| [2] PRECAST CONCRETE PANEL | [5] GLASS BALCONY RAILING (SAME GLASS
COLOR AS #4) | [8] METAL PANEL CLAD CANOPY |
| [3] PAINTED CONCRETE BALCONY AND SLAB | [6] WINDOW WALL SYSTEM W/ CLEAR, LOW-E
GLASS | |

SHORELINE GATEWAY - EAST TOWER

MODIFICATION TO SITE PLAN REVIEW FINDINGS

Case No. 1512-25
Date: October 20, 2016

- 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; AND**

The proposed 35-story mixed-use building (East Tower) with 315 residential units and 6,711 square feet of retail/restaurant space constitutes a modification of the previously approved building (Application No. 0510-27), 221 residential units and 6,367 square feet of retail/restaurant space. The addition of 94 units and 344 square feet of retail/restaurant does not change the previously-approved height or scale of the building. The number of parking spaces will increase to 458 to accommodate the increased number of units and retail/restaurant space and in doing so, will exceed the parking requirements of the Downtown Plan.

The design of the building continues to incorporate a consistent theme that is compatible in design, character and scale with the neighboring structures, including the constructed West Tower of Shoreline Gateway Master Plan. The project is designed with all-sided architecture. The proposed project will provide a structure with quality materials that utilizes smooth cement panels, architectural pre-cast panels, aluminum panels and glass as the primary building elements and is consistent with the design requirements contained in the Downtown Plan. The proposed project is consistent with the requirements of PD-30 including, but not limited to, height, common and private open space, design, and street front activation.

- 2. THE DESIGN CONFORMS TO ANY APPLICABLE SPECIAL DESIGN GUIDELINES OR SPECIFIC PLAN REQUIREMENTS, PD GUIDELINES OR THE GENERAL PLAN; AND**

The project complies with all development standards contained in the Downtown Plan (PD-30) including the material and design requirements contained in the design guidelines portion.

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

The site was used for a construction staging area and now as a parking lot. No mature trees or street trees will be removed as a result of the project.

- 4. THERE IS AN ESSENTIAL NEXUS BETWEEN THE PUBLIC IMPROVEMENT REQUIREMENTS ESTABLISHED BY THE ORDINANCE AND THE LIKELY IMPACTS OF THE PROPOSED DEVELOPMENT; AND**

Public improvements were required as part of the original approval of the Shoreline Gateway Master Plan. Some of the improvements have been completed as part of the construction of the West Tower. The remaining improvements will continue to be applicable to this project. There is no change to any required public improvements as a result of this request.

5. THE PROJECT CONFORMS TO ALL REQUIREMENTS SET FORTH IN CHAPTER 21.64 (TRANSPORTATION DEMAND MANAGEMENT).

The proposed project contains less than 25,000 square feet of new, nonresidential development and is therefore not subject to the requirements in Chapter 21.64 - Transportation Demand Management.

6. THE APPROVAL IS CONSISTENT WITH THE GREEN BUILDING STANDARDS FOR PUBLIC AND PRIVATE DEVELOPMENT, AS LISTED IN SECTION 21.45.400.

Complying with the requirements of the California Green Code for new development projects is largely sufficient for satisfying the criteria to pursue LEED certification. However, the applicant has indicated that the East Tower is part of the first LEED-ND Gold campus plan, which will incorporate the recently completed The Current residential LEED Silver mixed-use tower and the proposed East Tower. The project will be developed as a healthy living community: delivering fresh air into every unit (ECODUCT), low flow water plumbing fixtures, energy efficient stainless steel appliances, large operable and energy efficient windows in each unit for ample daylight, resident and retail patron/guest Electric Vehicle Charging stations, recycled content used within building materials, low to non-VOC paint and adhesive materials, and bicycle parking will be provided.

LED lighting is utilized throughout the project and an estimated minimum of 80% of the construction material waste will be recycled. The East Tower will have a fully integrated cistern, shared with the adjacent tower (The Current) that collects all rainwater on site and re-uses it for the project's drip irrigation that waters the buildings low water-use and native drought tolerant plants. The project will integrate an active bus line directly adjacent to a large public/private plaza, and is situated within a ten-minute walk to the Metro Blue Line and walking/biking paths, making Shoreline Gateway Tower a Transit Oriented Development.

CONDITIONS OF APPROVAL
777 E. Ocean Boulevard
Application No. 1512-25
November 22, 2016

1. This Site Plan Review approval allows a 35-story mixed-use building (East Tower) with 315 residential units and 6,711 square feet of retail/restaurant space, previously approved for 221 residential units and 6,367 square feet of retail/restaurant space as part of the Shoreline Gateway Master Plan (Application No. 0510-27), to be constructed on a vacant parcel, in the Downtown Plan (PD-30) area. The project would include a five-level subterranean garage with 458 parking spaces.
2. All work shall be carried out in accordance with the activities shown on plans received by the Department of Development Services, Planning Bureau, dated December 16, 2015.
3. The applicant shall comply with all applicable Mitigation Measures adopted in the Mitigation Monitoring and Reporting Program from the Shoreline Gateway Environmental Impact Report and Shoreline Gateway Supplemental Environmental Impact Report. Additionally, all applicable conditions of approval under Application No. 0510-27 shall remain in full force and effect, unless specifically superseded by this approval. If individual conditions from Application No. 1512-25 are superseded by more restrictive conditions under the subject permit, the more restrictive condition(s) shall apply.
4. The applicant shall include Raywood Ash trees along the Alamitos Avenue street frontage, to comply with the landscaping requirements of PD-30.
5. The project shall comply with any applicable requirements of the 2013 Amended and Restated Owner Participation Agreement, by and between the City of Long Beach as Successor Agency to the Redevelopment Agency of the City of Long Beach and Shoreline Gateway, LLC.
6. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Planning and Building Department. These conditions must be printed on all plans submitted for plan review.
7. The applicant shall comply with all mitigation measures (MM) and special conditions (SC) as specified in the Mitigation Monitoring and Reporting Program of EIR 18-05 and SEIR 26-07 for the Shoreline Gateway project.
8. The project must maintain a total of 398 independently-accessible parking spaces on site. Any tandem on-site spaces must be assigned for specific residential use only to achieve independence that is equivalent to a traditional parking space.
9. The Department of Public Works submits the following requirements for the proposed development 777 East Ocean Boulevard:

For additional information regarding final map processing, contact the Right-of-way/Subdivision Coordinator, Bill Pittman, at (562) 570-6996. For off-site improvements, contact the Plan Check Coordinator, Jorge Magana, at (562) 570-6678.

GENERAL REQUIREMENTS

- a. The final map shall be based upon criteria established by the California Subdivision Map Act and/or Title 20 of the Long Beach Municipal Code.
- b. Prior to final map approval, the Subdivider shall obtain utility clearance letters for any public entity or public utility holding any interest in the subdivision as required by the Subdivision Map Act.
- c. All required facilities required by the Department of Public Works not in place and accepted prior to final map approval must be guaranteed by instrument of credit or bond to the satisfaction of the Director of Public Works.
- d. Prior to the start of any on-site/off-site construction, the Subdivider shall submit a construction plan for pedestrian protection, street lane closures, construction staging, shoring excavations and the routing of construction vehicles (excavation hauling, concrete and other deliveries, etc.).

PUBLIC RIGHT-OF-WAY

- e. The Subdivider shall construct all off-site improvements needed to provide full ADA accessibility compliance within the adjacent public right-of-way to the satisfaction of the Director of Public Works. If a dedication of additional right-of-way is necessary to satisfy ADA requirements during plan check, the right-of-way dedication way shall be provided.
- f. The Subdivider shall dedicate and improve 15 feet for sidewalk purposes along Medio Street adjacent to the project site and relocate all street fixtures to accommodate the sidewalk relocation to the satisfaction of the Director of Public Works.
- g. The Developer shall reconstruct broken/uplifted/depressed sections of public sidewalk, curb, and curb gutter along the perimeter of the project site to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete.
- h. The Subdivider shall dedicate and improve as required to attain a 12-foot-wide public sidewalk along Ocean Boulevard adjacent to the project site, to the satisfaction of the Director of Public Works. Sidewalk improvement shall be constructed with Portland Cement Concrete.
- i. The Subdivider shall dedicate and improve as required to attain a 12-foot-

wide ADA compliant public sidewalk on the corner of Ocean Boulevard and Alamitos Avenue. Sidewalk improvement shall be constructed with Portland Cement Concrete and to the satisfaction of the Director of Public Works.

- j. The Subdivider shall provide easements to the City of Long Beach for proposed public utility facilities to the satisfaction of the concerned City Department or public agency and shall show on the subdivision map.
- k. Unless approved by the Director of Public Works, easements shall not be granted to third parties within areas proposed to be granted, dedicated, or offered for dedication to the City of Long Beach for public streets, alleys, utility or other public purposes until the final map filing with the County Recorder. If easements are granted after the date of tentative map approval and prior to final map recordation, a notice of subordination must be executed by the third-party easement holder prior to the filing of the final map filing.

OFF-SITE IMPROVEMENTS

- l. The Subdivider shall remove and reconstruct the entire width of Medio Street roadway, from the west side of the Alamitos Avenue roadway to northerly prolongation of Bronce Way, to the satisfaction of the Director of Public Works.
- m. The Subdivider shall improve the sidewalk along the easterly property line of the development site to provide for a straight sidewalk path along Alamitos Avenue, eliminating the roadway turn-out. The final property line will be determined based on the adjacent street striping plans showing the retention of all existing traffic lanes to a minimum width of 12 feet, and a public sidewalk with a minimum width of 10 feet. The area needed for street and sidewalk use shall be dedicated to the City of Long Beach as a public street. It is proposed that the area under the sidewalk will be improved as a subterranean parking garage and that the dedication of the sidewalk area be for surface rights only.
- n. The Subdivider shall provide for a custom-designed bus shelter at the location of the existing transit bus stop on East Ocean Boulevard, to the satisfaction of the Director of Public Works. Installation and design shall be per plans reviewed and approved by Long Beach Transit and to the satisfaction of the Director of Public Works. Contact Long Beach Transit at (562) 5591-8753 to determine their requirements for the bus lane, seating and shelter, and any other amenities such as transit information signage.
- o. The Subdivider shall be responsible for the maintenance, repair and replacement of off-site improvements abutting the project boundary during construction of the on-site improvements until final inspection of the on-site improvements by the City. Any such off-site improvements found damaged by the construction of the on-site improvements and along the truck route

shall be repaired or replaced by the Subdivider to the satisfaction of the Director of Public Works.

- p. The Subdivider shall remove unused driveways and replace with full-height curb, curb gutter and sidewalk to the satisfaction of the Director of Public Works. Sidewalk improvements shall be constructed with Portland cement concrete. The size and configuration of all proposed driveways serving the project site shall be subject to review and approval of the City Traffic Engineer. Contact the Traffic and Transportation Bureau at (562) 570-6331 to request additional information regarding driveway construction requirements.
- q. The Developer shall provide for the resetting to grade of existing manholes, pullboxes, and meters in conjunction with the required off-site improvements to the satisfaction of the Director of Public Works.
- r. The Subdivider shall provide for new ground cover and street trees with root barriers and irrigation along Medio Street and Alamitos Avenue adjacent to the project site per Long Beach Municipal Code Chapter 21.42.060. The Subdivider and/or successors shall privately maintain all street trees, landscaping and sprinkler systems required in connection with this project.
- s. The Subdivider shall contact the Street Tree Division of the Department of Public Works, at (562) 570-2770, prior to beginning the tree planting, landscaping, and irrigation system work. The Street Tree Division will assist with the size, type and manner in which the street trees are to be installed.
- t. The Subdivider shall submit grading plan with hydrology and hydraulic calculations showing building elevations and drainage pattern and slopes for review and approval by the Director of Planning and Building Services and the Director of Public Works prior to approval of any building permit.
- u. The location of all backflow-prevention devices, fire prevention connections, and transformers shall be shown on plans submitted to the Public Works Department for review and approval.
- v. Public improvements shall be constructed in accordance with approved plans. Detailed off-site improvement plans shall be submitted to the Department of Public Works for review and approval.
- w. All rough grading shall be completed prior to the approval of the final map. No cross-lot drainage will be permitted. Existing cross-lot drainage problems shall be corrected to the satisfaction of the Director of Public Works prior to approval of the final map approval.

TRAFFIC & TRANSPORTATION

- x. The Developer shall provide a rooftop traffic monitoring station accessible to City of Long Beach staff. This station shall be equipped with electrical

service through a dedicated circuit. An agreement as to the permanent nature of this facility shall be incorporated into Developer's Agreement with the City, or by separate instrument.

- y. Developer shall submit a complete intersection plan for Ocean Boulevard and Alamitos/Shoreline Drive, showing all existing and proposed traffic lanes, curb alignments, crosswalks, traffic signal equipment and sidewalks, for the review and approval of the City Traffic Engineer.
- z. The western portion of the east-west alley (Bronce Way), between Atlantic Avenue and Broadway Court, shall be identified as a project access route in the traffic report. The City Traffic Engineer intends to convert this alley to one-way eastbound only use.
 - aa. To mitigate the impact of this high-density development upon the surrounding community, and in partial compensation for reduced parking requirements (below-code parking numbers) and the privatization of surface and underground public spaces adjacent to the project, developer shall participate in the creation and implementation of a parking management plan. This plan shall serve as a mechanism to enable the City to formally address the owner(s) of this development regarding parking problems that may materialize in the immediate vicinity of the project, requiring an investigation and response on the part of the development owner(s). Elements of the plan may include parking disincentives, the implementation of valet parking, the acquisition or buy-down of off-site parking spaces, the deployment of mechanical parking, or other measures to address parking shortfalls.
 - bb. Medio Street between Alamitos and Lime Avenues shall have a minimum roadway width of not less than 44 feet, in order to maintain the angled parking on the north side of the street and two-way traffic.
 - cc. 42-foot-wide driveway access is proposed on Medio Street. The City Traffic Engineer supports the waiver of the maximum width standard, subject to a special design review and approval process to create a pedestrian-friendly street improvement plan that mitigates pedestrian/vehicle conflicts.
 - dd. A traffic report or study must be prepared for this project, under the supervision and approved (stamped) by a registered Traffic Engineer in the State of California. In addition, any proposed physical street improvements must include a scaled drawing stamped by a registered civil engineer.
 - ee. The Subdivider shall submit Traffic Impact Study for the project affected area.
 - ff. The Subdivider shall contact Long Beach Transit's Manager of Service Development Planning at (562) 591-8753 prior to the commencement of

work to coordinate design and construction issues, and to ensure that construction does not interfere with transit bus operations at the existing bus stop on Ocean Boulevard.

- gg. The Subdivider shall submit detailed bus stop improvement plans to Public Works and Long Beach Transit to coordinate design and construction issues.
- hh. The Subdivider shall salvage and reinstall all traffic signs that require temporary removal to accommodate new construction within the public right-of-way. All traffic signs shall be reinstalled to the satisfaction of the City Traffic Engineer.
- ii. The Subdivider shall replace all traffic signs and mounting poles damaged or misplaced as result of construction activities to the satisfaction of the City Traffic Engineer.
- jj. The Subdivider shall repaint all traffic markings obliterated or defaced by construction activities to the satisfaction of the City Traffic Engineer.
- kk. The Subdivider shall contact the Traffic & Transportation Bureau, at (562) 570-6331, to modify the existing curb marking zones, adjacent to the project site.
- ll. All traffic control device installations, including pavement markings within the private parking lot, shall be installed in accordance with the provisions of the Manual On Uniform Traffic Control Devices (MUTCD), 2012 or current edition (i.e., white parking stalls, stop signs, entry treatment signage, handicapped signage, etc.).

LONG TERM MAINTENANCE

The Subdivider and successors shall be responsible for the maintenance of the site drainage system and for the operation and maintenance of the private sewer connection to the public sewer in the abutting public right-of-way, and for the maintenance of the sidewalk, parkway, street trees and other landscaping, including irrigation, within and along the adjacent public right-of-way. Such responsibilities shall be enumerated and specified in the project "Conditions, Covenants and Restrictions", and a recorded copy of said document shall be provided to the Director of Public Works

Standard Conditions:

10. The applicant shall comply with all comments from the Long Beach Police, Gas & Oil, Public Works, Water, Fire and Building Departments.
11. 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.

12. The plans submitted for plan review must explicitly call out and describe all materials, textures, accents, colors, window, door, planter, and paving details that were approved by the Site Plan Review Committee or the Planning Commission. No substantial changes shall be made without prior written approval of the Site Plan Review Committee or the Planning Commission.
13. Prior to the issuance of a building permit, the applicant must depict all utility apparatus such as, but not limited to, backflow devices and Edison transformers, on both the site plan and the landscape plan. These devices shall not be located in any front, side, or rear yard area that is adjacent to a public street. Furthermore, these devices shall be screened by landscaping or another screening method approved by the Director of Development Services.
14. The Director of Development Services is authorized to approve minor modifications to the approved design plans or to any of the conditions of approval if such modifications shall not significantly change or alter the approved project. Any major modifications shall be reviewed by the Zoning Administrator, Site Plan Review Committee, or Planning Commission, respectively.
15. All rooftop mechanical equipment shall be fully screened from public view in compliance with Section 21.31.265 of the Zoning Code and PD-30 standards for rooftop screening. Said screening must be architecturally compatible with the building in terms of theme, materials, colors and textures. If the screening is not specifically designed into the building, a rooftop mechanical equipment screening plan must be submitted for approval by the Director of Development Services prior to the issuance of a building permit.
16. Upon plan approval and prior to issuance of a building permit, the applicant shall submit a reduced-size set of final construction plans for the project file.
17. A permit from the Department of Public Works shall be required for any work to be performed in or over the public right-of-way.
18. Any off-site improvements found to be damaged as a result of construction activities related to this project shall be replaced to the satisfaction of the Director of Public Works.
19. Separate building permits are required for fences, retaining walls, flagpoles, and pole-mounted yard lighting foundations.
20. The applicant shall file a separate plan check submittal to the Long Beach Fire Department for review and approval prior to the issuance of a building permit.
21. Prior to the issuance of a building permit, the applicant shall submit architectural, landscaping and lighting drawings for the review and approval of the Long Beach Police Department for their determination of compliance with Police Department security recommendations.

22. Prior to issuance of any Grading or Building Permit, the applicant shall demonstrate to the satisfaction of the City Engineer that construction noise reduction methods shall be used where feasible. These reduction methods include shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and electric air compressors and similar power tools.
23. All structures shall conform to the Long Beach Building Code requirements. Notwithstanding this subject permit, all other required permits from the Building Bureau must be secured.
24. Site development, including landscaping, shall conform to the approved plans on file with the Department of Development Services. At least one set of approved plans containing Planning, Building, Fire, and, if applicable, Health Department stamps shall be maintained at the job site, at all times for reference purposes during construction and final inspection.
25. Prior to the issuance of a building permit, the applicant must submit complete landscape and irrigation plans for the approval of the Director of Development Services. The landscaping plan shall include drought tolerant street trees to be installed consistent with the specifications of the Street Tree Division of the Department of Public Works. Approved root guards shall be provided for all street trees. Turf shall be limited to less than 50 percent of the total landscaped area. The turf shall not be composed of bluegrass, fescue, rye, or other grasses with high water needs. 50 percent or more of the planted area (as measured in square feet of landscape) shall be comprised of drought-tolerant plants, to the satisfaction of the Director of Development Services.
26. All landscaped areas shall comply with the State of California's Model Landscape Ordinance. Landscaped areas shall be planted with drought tolerant plant materials and shall be provided with water conserving automatic irrigation systems designed to provide complete and adequate coverage to sustain and promote healthy plant life. The irrigation system shall not cause water to spray or flow across a public sidewalk.
27. All landscaping irrigation systems shall use high efficiency sprinkler nozzles. The models used and flow rates shall be specified on the landscaping plan. For residential-type or small-scale sprinkler systems, sprinkler head flow rates shall not exceed 1.00 GPM and shall be of the rotating type. Where feasible, drip irrigation shall be used instead. If an in-ground irrigation system is to be installed, such system shall be controlled by an automatic self-adjusting weather-based irrigation controller.

Application No. 1512-25
Conditions of Approval
October 20, 2016

28. Permeable pavement shall be utilized where feasible, to the satisfaction of the Director of Development Services. Public right-of-way improvements shall be exempt from this requirement. If the feasibility of using permeable pavement is uncertain, it shall be the developer's responsibility to demonstrate that a given application of permeable pavement is not feasible, to the satisfaction of the Director of Development Services.
29. All outdoor fountains or water features shall utilize water recycling or re-circulation systems. The plans submitted for review shall specifically identify such systems.
30. Energy conserving equipment, lighting, and construction features shall be utilized in this project.
31. Low-flow fixtures shall be used for all lavatory faucets, kitchen faucets, showerheads, toilets, and urinals. Toilets may be either low-flow or dual flush. Maximum flow rates for each fixture type shall be as follows: lavatory faucet – 2.75 GPM, kitchen faucet – 2.20 GPM, showerhead – 2.00 GPM, toilet – 1.3 GPF, dual flush toilet – 0.8/1.6 GPF, urinal – 1.0 GPF. Plans submitted for review shall specifically identify such fixtures and flow rates.
32. Demolition, site preparation, and construction activities are limited to the following (except for the pouring of concrete which may occur as needed):
 - Weekdays and federal holidays: 7:00 a.m. to 7:00 p.m.;
 - Saturday: 9:00 a.m. - 6:00 p.m.; and
 - Sundays: not allowed
33. This permit and all development rights hereunder shall terminate three years from the effective date 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 three-year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
34. 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 Acknowledgment 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).
35. 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.

36. 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 special building inspection specifications established by City Council (Sec. 21.25.412, 21.25.212).
37. 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.
38. Approval of this development project is expressly conditioned upon payment (prior to building permit issuance or prior to Certificate of Occupancy, as specified in the applicable Ordinance or Resolution for the specific fee) of impact fees, connection fees and other similar fees based upon additional facilities needed to accommodate new development at established City service level standards, including, but not limited to, sewer capacity charges, Park Fees and Transportation Impact Fees.
39. No publicly accessible telephones shall be maintained on the exterior of the premises. Any existing publicly accessible telephones shall be removed.
40. 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.
41. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
42. Any graffiti found on site must be removed within 24 hours of its appearance.
43. All required utility easements shall be provided to the satisfaction of the concerned department, agency, or utility company.
44. Exterior utilities such as the Fire Department Connection, backflow device and transformers shall be fully screened by landscaping to the satisfaction of the Director of Development Services.
45. Prior to issuance of any Grading or Building Permit, the Project Applicant shall demonstrate to the satisfaction of the City Engineer that construction noise reduction methods shall be used where feasible. These reduction methods include shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and electric air compressors and similar power tools.

46. As a condition of any City approval, the applicant shall defend, indemnify, and hold harmless City and its agents, officers, and employees from any claim, action, or proceeding against City or its agents, officers, and employees to attack, set aside, void, or annul the approval of City concerning the processing of the proposal/entitlement or any action relating to, or arising out of, such approval. At the discretion of the City and with the approval of the City Attorney, a deposit of funds by the applicant may be required in an amount sufficient to cover the anticipated litigation costs.