

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071



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Staff: CP-LB
Staff Report: 7/22/99
Hearing Date: August 10, 1999
Commission Action:

STAFF REPORT: APPEAL
DE NOVO COASTAL DEVELOPMENT PERMIT

LOCAL GOVERNMENT: City of Long Beach

LOCAL DECISION: Approval with Conditions

APPEAL NUMBER: A-5-LOB-99-135

APPLICANT: 100 E. Ocean Investments

AGENTS: Mel Nutter & Kam Babaoff

PROJECT LOCATION: 100 E. Ocean Boulevard, City of Long Beach, Los Angeles Co.

PROJECT DESCRIPTION: Construction of a 430-room Marriott Hotel (233 feet high with two restaurants, meeting and banquet rooms, and a health club), and improvement of Victory Park and the Promenade entrance.

APPELLANTS: Coastal Commissioners Sara Wan & Shirley Dettloff

SUMMARY OF STAFF RECOMMENDATION

At a public hearing on May 11, 1999, the Commission determined that a substantial issue existed with respect to the local government's approval of the proposed development on the grounds that the approval did not conform to the City of Long Beach certified Local Coastal Program (LCP). On June 11, 1999, the Commission approved LCP Amendment No. 1-99 with suggested modifications. Long Beach LCP Amendment No. 1-99, as modified by the Commission, contains the changes necessary to bring consistency between the certified LCP and proposed development as conditioned herein. The Long Beach City Council has accepted the Commission's suggested modifications for LCP Amendment No. 1-99.

Staff recommends that the Commission, after a public hearing, approve a de novo coastal development permit for the proposed development with special conditions that: ensure the provision of adequate parking; protect public access to the Promenade, Victory Park and the proposed public viewing deck on the hotel roof; and require the payment to the City of an in lieu fee to extend the east/west walkway from the Promenade to the proposed off-site parking garage. The applicant is in agreement with the staff recommendation.

SUBSTANTIVE FILE DOCUMENTS:

1. City of Long Beach Certified Local Coastal Program.
2. Local Coastal Development Permit No. 9710-06 (100 E. Ocean Blvd.).
3. City of Long Beach Local Coastal Program Amendment No. 1-92.
4. City of Long Beach Local Coastal Program Amendment No. 2-97.
5. City of Long Beach Local Coastal Program Amendment No. 1-99.
6. Appeal/Coastal Development Permit No. A-5-LOB-91-845 (100 E. Ocean Blvd.).
7. Environmental Impact Report (EIR 21-98) for Marriott Hotel at 100 E. Ocean Blvd.

STAFF NOTE:

The action currently before the Commission is the de novo portion of an appeal of a local coastal development permit for development located within the jurisdiction of the certified Long Beach Local Coastal Program (LCP). The Commission's standard of review for the proposed development is the certified Long Beach LCP.

STAFF RECOMMENDATION:

The staff recommends that the Commission adopt the following resolution:

I. Approval with Conditions

The Commission hereby **GRANTS** a permit, subject to the conditions below, for the proposed development on the grounds that, as conditioned, the proposed development conforms to the requirements of the City of Long Beach certified Local Coastal Program and that the development will not have any adverse impacts on the environment within the meaning of the California Environmental Quality Act.

II. Standard Conditions

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date this permit is reported to the Commission. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.

3. Compliance. All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the project during its development, subject to 24-hour advance notice.
6. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of permit.
7. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. Special Conditions

1. Public Access to Promenade

The permittee, its agents, managers, and sublessees shall not block or interfere with public access to and along the Promenade at any time. The Promenade is a dedicated pedestrian accessway on the Ocean Boulevard level that passes between 100 and 180 E. Ocean Boulevard and connects the downtown area to Shoreline Wharf and Rainbow Harbor. Encroachments onto or over the Promenade are prohibited unless specifically permitted by a coastal development permit. Prohibited encroachments include, but are not limited to, signs, tables, chairs, displays, merchandise racks, and roof overhangs. Public access along the Promenade shall remain open and unobstructed both during construction and subsequent to completion of the permitted development.

2. Victory Park

The proposed Victory Park and Promenade South entrance improvements shall be constructed and completed prior to, or concurrent with, the construction of the proposed hotel. The proposed Victory Park and Promenade South entrance improvements shall be completed, and open for use by the general public, prior to occupancy of the proposed hotel. Subsequent to the completion of the proposed improvements to Victory Park, the permittee, its agents, managers, and sublessees shall not block or interfere with public access to and use of Victory Park at any time.

Victory Park is a dedicated City park, approximately one hundred feet in width, situated between the Ocean Boulevard right-of-way and the private properties on the south side of Ocean Boulevard. Encroachments onto or over any portion of Victory Park are prohibited unless specifically permitted by a coastal development permit. Prohibited encroachments include, but are not limited to, signs, tables, chairs, displays, merchandise racks, and roof overhangs.

3. Public Viewing Deck

The permittee shall provide and maintain free public access to the proposed public viewing deck located on the roof of the hotel.

- a) Public access to the viewing deck shall be provided daily between the hours of 8am to 8pm by a hotel elevator which is accessible to the general public from the Ocean Boulevard level of the hotel. A sign, at least four square feet in area, shall be prominently posted at the Ocean Boulevard level entrance to the hotel announcing the availability of free public access via elevator to the proposed public viewing deck. The applicant shall maintain the approved development consistent with the requirements of this condition.
- b) Prior to issuance of the coastal development permit, the applicant shall execute and record a deed restriction, in a form and content acceptable to the Executive Director, which reflects the above requirements to provide public access to the elevator and public viewing deck. The deed restriction shall include the legal description of the applicant's entire parcel, and an exhibit showing proposed public viewing deck and publicly accessible elevator. The deed restriction shall run with the land, binding all successors and assigns, and shall be recorded free of prior liens that the Executive Director determines may affect the enforceability of the restriction. This deed restriction shall not be removed or changed without a Coastal Commission approved amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

4. In Lieu Fee Payment to Local Government

Prior to issuance of the coastal development permit, the applicant shall provide evidence, for the review and approval of the Executive Director, of its payment to the City of an in lieu fee equivalent to one-half of the cost of a bridge structure across Pine Avenue, consistent with the requirements of City of Long Beach Case No. 9710-06 (Administrative Use Permit, Standards Variance and Site Plan Review). The fee shall be used to extend the elevated east/west public walkway from the Promenade South to Subarea 8.

5. Parking Plan

Prior to issuance of the coastal development permit, the applicant shall submit evidence for the review and approval of the Executive Director, which demonstrates the following:

- a. The applicant has the legal ability to dedicate, for the exclusive use of the structure approved by this permit, all of the parking spaces necessary to meet the parking demands of the proposed project [as calculated by the parking analysis by Linscott, Law and Greenspan contained in the Environmental Impact Report (EIR 21-98)], for the life of the structure approved by this permit.
- b. All necessary permits, including a coastal development permit, have been obtained to construct the proposed off-site parking structure behind the Breakers Hotel (within 600 feet of the structure approved by this permit) and an elevated east/west walkway connecting the parking structure to the Promenade South.

6. Construction of Proposed Parking Structure

The proposed off-site parking structure behind the Breakers Hotel, and an elevated east/west walkway connecting the parking structure to the Promenade South, shall be constructed concurrently with the proposed hotel. The proposed hotel shall not open for business until the following has occurred:

- a. The Executive Director has accepted evidence that the parking spaces necessary to meet the parking demands of the proposed project, as calculated by the parking analysis by Linscott, Law and Greenspan contained in the Environmental Impact Report (EIR 21-98), have been dedicated for the exclusive use of the structure approved by this permit, for the life of the of the structure approved by this permit.
- b. The proposed off-site parking structure and elevated east/west walkway have been constructed, and all parking spaces necessary to meet the parking demands of the proposed project (as calculated by the parking analysis by Linscott, Law and Greenspan) are open and available to serve the structure approved by this permit.

7. Traffic and Parking Management Association

The applicants and all designated operators and managers of the parking facilities proposed herein shall participate in the Traffic and Parking Management Association established pursuant to the City of Long Beach certified Local Coastal Program [see certified LCP Downtown Shoreline Planned Development Plan (PD-6): General Development and Use Standard (b)6].

8. Local Government Approval

This action has no effect on conditions imposed by a local government pursuant to an authority other than the Coastal Act, including the conditions of City of Long Beach Case No. 9710-06 (Administrative Use Permit, Standards Variance, and Site Plan Review).

9. Future Uses and Improvements

This approval is limited to the uses and development specifically permitted by Coastal Development Permit A-5-LOB-99-135. Any additional development, including, but not limited to: new construction; intensification of use; expansion of dining areas outside of the approved building footprint; and the lease of public areas, would require an amendment to the permit or a new coastal development permit.

IV. Findings and Declarations

The Commission hereby finds and declares:

A. Project Description and History

The applicants propose to construct a 233-foot high hotel with 430 rooms, two restaurants, and a 12,100 square foot conference center with meeting rooms, hospitality suites and a banquet room (See Exhibits). The proposed project includes the improvement of a portion of Victory Park and the entrance to the Promenade South (Exhibit #3). A public viewing deck is proposed on the roof of the proposed hotel. The easterly ten feet of the Pine Avenue right-of-way that abuts the project site is proposed to be vacated and incorporated into the proposed project.

Parking for the proposed hotel is proposed to be provided in three parking garages (Exhibit #4). An on-site two-level subterranean parking garage within the lowest levels of the proposed hotel will provide 70 parking spaces, with space for valets to park 14 additional vehicles. The applicants propose to lease 240 off-site parking spaces in the existing parking garage of the adjacent office building at 180 E. Ocean Boulevard. Another 240 off-site parking spaces are proposed to be provided within a parking structure that would be constructed on a surface parking lot located behind the Breakers Hotel (Exhibit #4). The proposed new off-site parking structure has not been approved or constructed, and is not a part of this coastal development permit action. The City must process a local coastal development permit for the proposed parking structure that would be constructed on a surface parking lot located behind the Breakers Hotel.

The project site is a vacant 0.74 acre lot on the southeast corner of Ocean Boulevard and Pine Avenue in Downtown Long Beach (Exhibit #2). Formerly, the site contained the Jergins Trust Building, a historical landmark that was demolished in 1987. The site is located on the coastal bluff which runs on the south side and parallel to Ocean Boulevard in downtown Long Beach. Earlier this century, the ocean and beach occupied the area near the toe of this bluff, but several episodes of landfilling (most occurring prior to the Coastal Act) and the Long Beach Convention and Entertainment Center have replaced the former beach. The nearest shoreline, now at Rainbow Harbor, is located about 2000 feet south of the site (Exhibit #2).

The Commission's standard of review for the proposed development is the certified Long Beach LCP. The certified Long Beach LCP is comprised of the certified Land Use Plan (LUP) and the certified implementing ordinances (LIP). The certified LUP is comprised of the land use map of the City's General Plan and the planning policies of the certified LCP. The certified implementing ordinances (LIP) carry out the policies of the certified LUP. The certified implementing ordinances (LIP) that apply to the proposed development are the development standards for Planned Development District No. 6 (PD-6). Planned Development District No. 6 covers the Downtown Shoreline area of Long Beach (Exhibit #2). The proposed hotel is located in Subarea 7 of PD-6.

B. Land Use

The proposed project, a hotel with two restaurants and a 12,100 square foot conference center with meeting rooms, hospitality suites and a banquet room, is an allowable use pursuant to the certified Long Beach LCP. In regards to allowable uses in Subarea 7 of PD-6, the certified LCP states:

Uses: Residential, hotel and office with hotel or residential uses occupying not less than one-third of the land area of this subarea.

Therefore, the proposed land use conforms to the certified Long Beach LCP

C. Public Pedestrian Access

The City of Long Beach certified LCP contains policies to protect and enhance physical, visual, and psychological access to the coast. The LUP states that the principal element of the access component is the Promenade. The Promenade, a dedicated north/south running pedestrian walkway, connects the heart of the downtown area to the shoreline amenities of Long Beach situated south of Ocean Boulevard. The Promenade South (the portion south of Ocean Boulevard) provides direct pedestrian access to the Convention Center and Hotel,

Rainbow Harbor, the Shoreline Village shopping area, and indirect access to Marina Green Park and the Downtown Marina.

In regards to pedestrian access, the certified LCP states:

Pedestrian Access. Pedestrian access will be provided from Ocean Boulevard southerly on the Promenade South as approved in Coastal Commission Permit No. A71-78. The east/west pedestrian walkway shall either be extended through this area along the southern edge of development parcels to the Promenade South or alternative public pedestrian access and viewing area(s) shall be provided at higher elevations. In order to provide necessary pedestrian interaction in the area, new developments shall provide public walkways, at least ten feet in width, around the perimeter of the site except where a site abuts to public street(s) with adequate public pedestrian walkways at least 15' feet in width. In addition, whenever it is feasible the development shall provide shoreline viewing areas. The walkways and viewing areas shall be guaranteed public access through easements or deed restrictions.

The proposed development maintains and enhances public access on the Promenade, provides a public viewing deck on the hotel roof in lieu of the east/west walkway, and includes public sidewalks, at least fifteen feet in width, around the perimeter of the site.

The proposed project will not interfere with public pedestrian access on the Promenade. The proposed hotel does not encroach onto the dedicated Promenade, and the proposed Victory Park improvement plan includes three direct pedestrian accessways from Ocean Boulevard to the Promenade (Exhibit #3). A special condition of approval protects public access to and along the Promenade by prohibiting encroachments. Only as conditioned does the proposed development conform to the requirements of the certified Long Beach LCP.

The other major pedestrian access element of the certified LCP is the plan for a continuous elevated east/west public walkway on the seaward side of the Ocean Boulevard high-rises. The east/west walkway, which is not currently contiguous, would parallel Seaside Way on the level of Ocean Boulevard. The proposed project includes a public viewing deck on the hotel roof in lieu of extending the east/west walkway along the southern edge of the site. The Commission's condition of approval requires the applicant to record a deed restriction that guarantees public access and signage to the proposed public viewing deck on the roof of the hotel. Only as conditioned does the proposed development conform to the requirements of the certified Long Beach LCP.

In addition, the certified LCP requires the developers of the site of the old Jergins building, where the hotel is proposed, to pay an in lieu fee to be used for the eastward extension of the east/west walkway from the existing portion of the walkway located on the southern edge of 180 E. Ocean Boulevard (Exhibit #3). The certified LCP states:

The developers of all construction of new buildings, of all condominium conversions, and of all changes in the use shall provide for the construction of the Promenade and public walkways abutting the site and over one-half the width of the public right-of-way necessary to join the Promenade to the adjoining property. On the site of the old Jergins building, future developers are required to pay an in-lieu fee equivalent to one-half of the cost of a bridge structure across Pine Avenue. The in-lieu fee shall be used only for the expansion of the Promenade South bridge over Seaside Way and/or for the extension of the east/west public walkway from the Promenade South to Subarea 8.

The eastward extension of the east/west public walkway from the Promenade South to Subarea 8 would serve several purposes. First, it would provide a continuous elevated east/west walkway from the site of the proposed hotel to the public plaza area located at the foot of Long Beach Boulevard (approximately 1500 feet) as called for in the certified LCP. Secondly, it would provide an Ocean Boulevard level pedestrian connection between the proposed hotel and the hotel's off-site parking garage¹ proposed on a surface parking lot located behind the Breakers Hotel, approximately five hundred feet east of the proposed hotel (Exhibit #4).

Therefore, as required by the certified LCP, the applicants are required to pay an in lieu fee to the City. The required in lieu fee is already part of the project as approved by the City (Long Beach Case No. 9710-06 Administrative Use Permit, Standards Variance and Site Plan Review). The certified LCP requires that the in lieu fee be equivalent to one-half of the cost of a bridge structure across Pine Avenue, but that the fee shall be used to extend the east/west public walkway eastward from the Promenade South to Subarea 8. The east/west walkway already exists on the southern edge of 180 E. Ocean Boulevard (Exhibit #3). The permit is conditioned to require the applicant to pay the required in lieu fee to the City prior to issuance of the coastal development permit. Only as conditioned does the proposed development conform to the requirements of the certified Long Beach LCP.

D. Promenade Entrance and Victory Park Improvements

Victory Park is a dedicated City park, approximately one hundred feet in width, situated between the Ocean Boulevard right-of-way and the private properties on the south side of Ocean Boulevard. The portion of Victory Park that fronts the proposed hotel and 180 E. Ocean Boulevard comprises the entrance to the Promenade South (Exhibit #3). The proposed project includes the reconstruction and improvement of the portion of Victory Park that fronts the proposed hotel and 180 E. Ocean Boulevard.

¹ The proposed off-site parking garage is not part of this coastal development permit action.

No portion of Victory Park is proposed to be incorporated into the hotel. No commercial uses are proposed or permitted in Victory Park. A policy of the certified Long Beach LCP protects Victory Park and all other dedicated parks within the City's coastal zone. The proposed project complies with the following policy by preserving the park as a public park.

The certified LCP Park Dedication Policy states:

No parkland which has been dedicated or designated within the coastal zone shall be committed to another use unless the City replaces such parkland on an acre-for-acre basis within or adjacent to the coastal zone with the approval of the California Coastal Commission. Such replacement parkland must provide similar recreational opportunities and be accessible to the same population through private or affordable public transportation. Replacement parkland shall also be dedicated or designated in perpetuity.

Although Victory Park and the entrance to the Promenade South will remain public open spaces, the proposed project will substantially alter the design of the public area with the proposed park improvements (Exhibit #3). The certified LCP includes special design requirements for the entrance to the Promenade South. The certified LCP requirements for the entrance to the Promenade South state that:

1. A coordinated theme should be established for the entire entrance area and for the full length of the Promenade South.
2. The entrance shall be broad and wide, with gradual narrowing to the Promenade width.
3. The entrance shall be inviting, visually attractive, nicely landscaped, have public benches, attract casual strollers from the downtown area, and have an open feel.
4. The entrance shall create a visual and physical linkage between the Ocean Boulevard downtown area and the shoreline.
5. A tram stop shall be provided.
6. The Ocean Boulevard park strip (Victory Park) between Locust and Pine shall be designed to emphasize the Promenade entrance.

The proposed Victory Park and Promenade entrance design complies with the certified LCP design requirements by using a visually attractive theme that provides physical and visual linkages from Ocean Boulevard to the Promenade South. The proposed park improvement plan includes landscaping, water features, and park benches. Therefore, the proposed project complies with the requirements of the certified Long Beach LCP.

E. Building Design

The City of Long Beach certified LCP contains building standards to protect and enhance the visual resources of the Downtown Shoreline area. The certified LCP requires that development in the area be designed to provide views between buildings, so as to avoid the impression of a wall of buildings, and to provide visual access to the coast in order to entice pedestrians into the shoreline area. The LCP states that the scale, height, mass, and location of buildings shall contribute to the perception of the area as a comprehensible, cohesive, and integrated entity.

The proposed project has been designed to conform to the above stated policies, as well as the more detailed building design requirements of the Planned Development Ordinance which is part of the certified LCP Implementation Plan (LIP).

In regards to building height in Subarea 7 of PD-6, the certified LCP states:

Height. Low and/or high rise, not to exceed 250 feet above Ocean Boulevard grade, except for the development between the Promenade South and Pine Avenue, the height can exceed 250 feet up to four hundred and twenty-five feet (425') only if the building meets the following conditions and is designed and articulated as follows...

The proposed hotel is 233 feet high measured from Seaside Way (Exhibit #5). Therefore, the proposed hotel complies with the 250-foot height limit for Subarea 7 of PD-6.

In regards to building siting in Subarea 7 of PD-6, the certified LCP states:

Site location. New development between the Jergins Trust site and the Breakers should be set back not less than twenty feet behind the string line between the two buildings to accent the entry to the Promenade South and to highlight the two buildings. In no case shall it be setback less than one hundred twenty feet from the curbline of Ocean Boulevard. A corner cut-off for access from Promenade North measuring one hundred twenty feet by one hundred twenty feet shall be provided at the northwest corner of the site, measured along the north and west property lines, clear from Ocean Boulevard grade to the sky. A side yard setback of not less than ten feet shall be provided from the property lines on the east side. Replacement of the Jergins Trust building shall provide a similar corner cut-off on the northeast corner of the site in order to create a cohesive entry feature to the Promenade South from Pine Avenue.

The proposed hotel provides a small corner cut-off to create a cohesive entry feature to the Promenade South from Pine Avenue (Exhibit #3). Therefore, the proposed hotel complies with the certified LCP building site requirements for Subarea 7 of PD-6.

F. Parking

Parking for the proposed hotel is proposed to be provided in three parking garages (Exhibit #4). An on-site two-level subterranean parking garage within the lowest levels of the proposed hotel will provide 70 parking spaces, with space for valets to park 14 additional vehicles. The applicants propose to lease 240 off-site parking spaces in the existing parking garage of the adjacent office building at 180 E. Ocean Boulevard. Another 240 off-site parking spaces are proposed to be provided within a parking structure that would be constructed on a surface parking lot located behind the Breakers Hotel (Exhibit #4). The proposed new off-site parking structure has not been approved or constructed, and is not a part of this coastal development permit action. The City must process a local coastal development permit for the proposed parking structure that would be constructed on a surface parking lot located behind the Breakers Hotel.

The applicants have submitted a parking analysis by Linscott, Law and Greenspan that supports the proposed parking plan (Exhibit #6). The parking analysis shows that the proposed parking plan will provide adequate parking for the needs of the proposed hotel. In regards to the number of parking spaces required for the proposed project, the certified LCP states:

Number of spaces. Reuse of existing buildings shall not require parking in excess of what currently exists. New construction shall provide parking as required for new development pursuant to the parking standards listed in the General Development and Use Standards for PD-6, or pursuant to a detailed parking study that demonstrates that the project will provide adequate parking to meet the needs of the development without causing negative impacts to coastal access or access to public recreational facilities...

The proposed parking plan meets the above-stated LCP requirement with a parking study that demonstrates that the project will provide adequate parking to meet the needs of the development without causing negative impacts to coastal access or access to public recreational facilities (Exhibit #6).

In regards to the proposed use of two off-site parking garages, the certified LCP states:

Each development shall supply required parking within the building, except that new hotels may be permitted with off-site parking consistent with all of the following requirements:

- A. All off-site parking shall be located within 600 feet of the hotel that it serves.
- B. Existing parking shall not be displaced. Existing parking which is not otherwise encumbered may be used to meet up to one-half of the peak parking demand of the hotel through a shared-use parking agreement that is consistent with a

approved parking study that demonstrates that the project will provide adequate parking to meet the needs of the hotel without causing negative impacts to coastal access or access to public recreational facilities.

- C. All required parking shall be constructed concurrently with the hotel, and shall be open for use prior to or concurrent with the occupancy of the hotel.
- D. All off-site parking shall be dedicated for use of the hotel, and all succeeding uses, for the life of the hotel structure.

Each development shall become participants in a Traffic and Parking Management Association as outlined in the implementation section of this Downtown Shoreline chapter. Access shall be from Seaside Way or side streets, rather than from Ocean Boulevard.

The proposed parking plan complies with the above-stated LCP requirements for off-site hotel parking. All proposed parking supplies are located within six hundred feet of the proposed hotel. A special condition of approval requires that, prior to issuance of the coastal development permit, the applicants obtain the necessary approvals, including a local coastal development permit, to construct and use the proposed off-site parking consistent with the above-stated LCP requirements. The local coastal development permit for the construction of the proposed off-site parking garage on the surface parking lot behind the Breakers Hotel must ensure that the existing parking spaces on the site are replaced. In addition, the proposed off-site parking garage must be constructed prior to, or concurrent with the proposed hotel, and must be dedicated and available for use prior to the hotel opening for business. Only as conditioned does the proposed development conform to the requirements of the certified Long Beach LCP.

The applicants and all designated operators and managers of the parking facilities proposed herein are also required to participate in the Traffic and Parking Management Association established pursuant to the City of Long Beach certified Local Coastal Program [see certified LCP Downtown Shoreline Planned Development Plan (PD-6): General Development and Use Standard (b)6]. Only as conditioned does the proposed development conform to the requirements of the certified Long Beach LCP.

G. California Environmental Quality Act

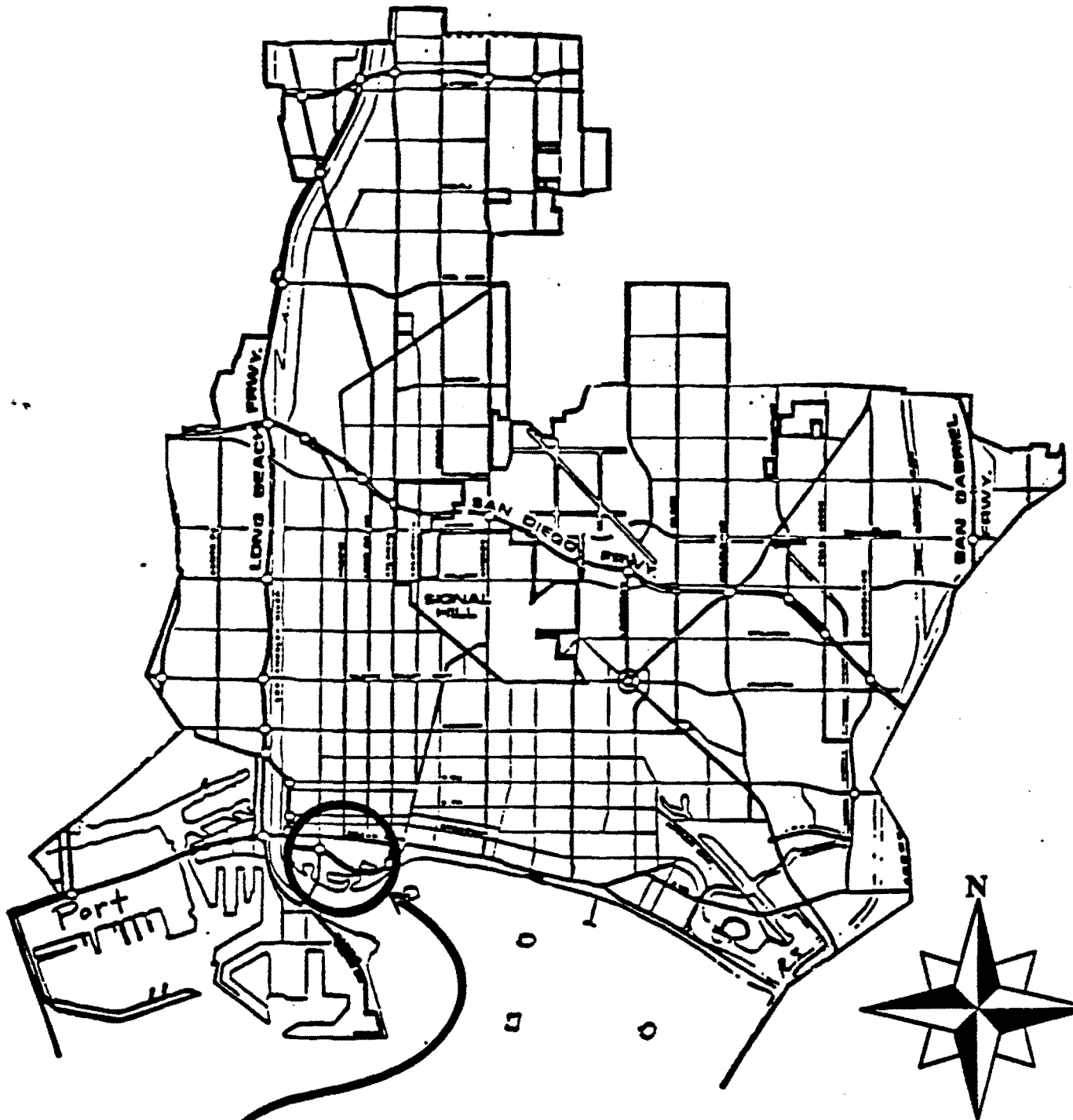
Section 13096 of the California Code of Regulations requires Commission approval of coastal development permit application to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there

are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

The proposed project, only as conditioned, is consistent with the certified Long Beach LCP. In addition, the City certified Environmental Impact Report (EIR 21-98) for Marriott Hotel at 100 E. Ocean Boulevard. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

End/cp

City of Long Beach

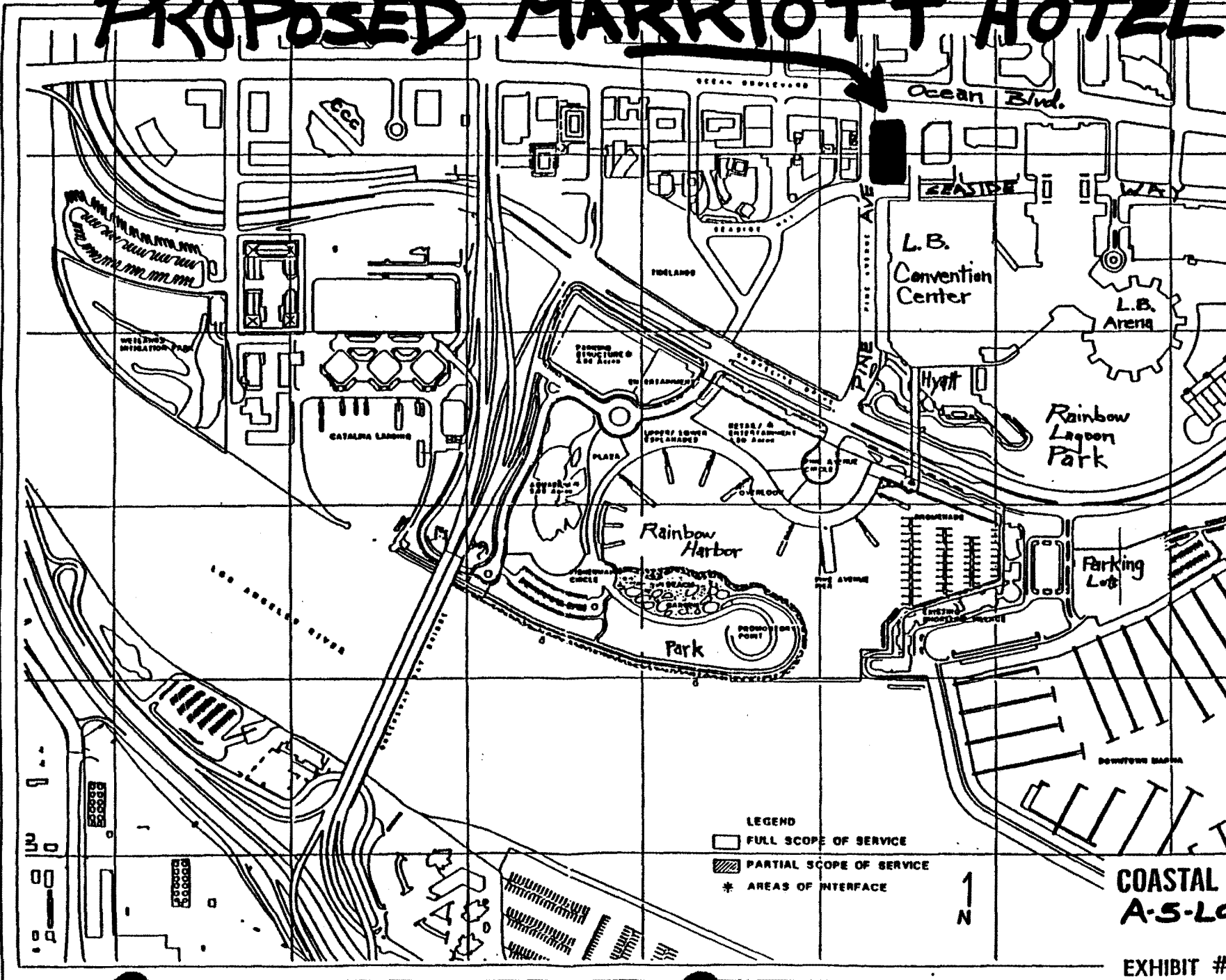


Site

COASTAL COMMISSION
A.5.LOB-99-13

EXHIBIT # 1
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PROPOSED MARRIOTT HOTEL



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QUEENSWAY BAY

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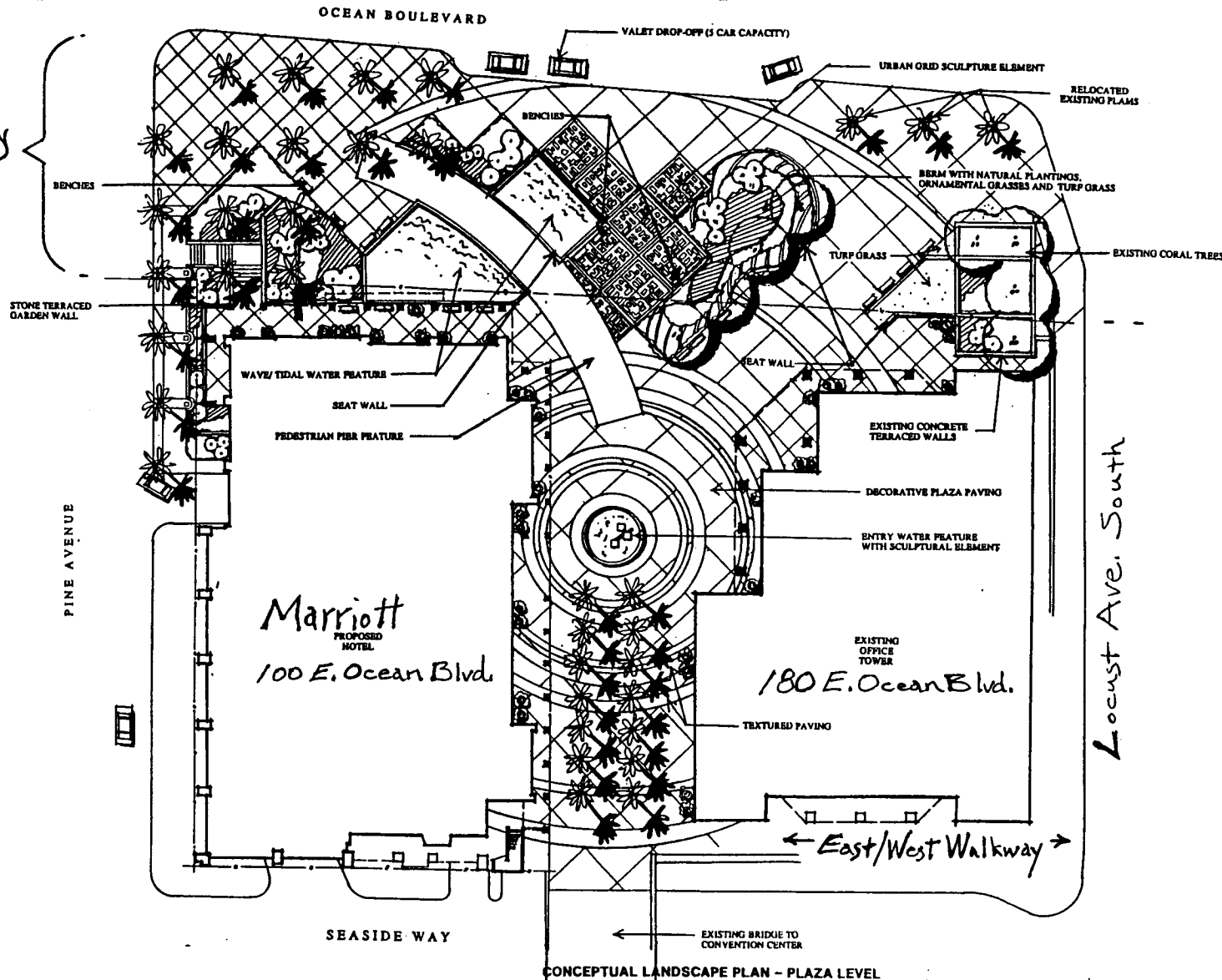
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A-5-LOB-99-135

EXHIBIT # 2
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Victory Park



CANDIDATE TREE MATERIAL:

SYMBOL	DESCRIPTION	MIN. SIZE
	Washingtonia robusta	20-30'
	Mexican Fan Palm	(existing)
	Brythia coccinea	10-15'
	Archontophoenix cunninghamiana	
	King Palm	

CANDIDATE SHRUB, VINE, AND GROUND COVER MATERIAL:

DESCRIPTION	MIN. SIZE
Acacia mollis/ Bear's Branch	1/5/15 Gallon
Alcea reptans/ Carpet Begonia	
Alocasia macrorrhiza/ Elephant's Ear	
Begonia crassifolia/ Winter Blooming Begonia	
Bougainvillea spp.	
Bromeliad spp.	
Calliandra lasiocarpa/ Pink Powder Puff Vine	
Campanula poscharskyana/ Serbian Bellflower	
Cyperus alternifolius/ Umbrella Plant	
Cyrtanthus albus/ Violett Palm	
Eriobotrya deflexa/ Bronze Loquat	
Fajon silvariana/ Pineapple guava	
Heliconia angustifolia/ Blue Out Grass	
Hemerocallis spp./ Daylily	
Liriope muscari/ Big Blue Lily Turf	
Liriope muscari 'Variegata'/ Variegated Lily Turf	
Ophiopogon japonicus/ Mondo Grass	
Pandora jamaicensis/ Bower Vine	
Pennisetum setaceum/ Rubber/ Purple Fountain Grass	
Philodendron selloum/ Cutleaf Philodendron	
Phoenix roebelenii/ Pinyon Date Palm	
Raphe excelsa/ Lady Palm	
Strychnium angustifolium/ Blue-eyed Grass	
Stellaria regina/ Bird of Paradise	

WATER CONSERVATION CONCEPT STATEMENT:

IN RECOGNITION OF WATER AS A LIMITED RESOURCE IN SOUTHERN CALIFORNIA, THE FOLLOWING MEASURES WILL BE UNDERTAKEN TO REDUCE THIS PROJECT'S DEMAND ON THE CITY OF LONG BEACH'S AVAILABLE WATER SUPPLY:

1. THE IRRIGATION SYSTEM WILL BE AUTOMATIC AND INCORPORATE LOW VOLUME, LOW ANGLE OVERHEAD SPRAY HEADS. IRRIGATION VALVES SHALL BE SEQUENCED TO ALLOW FOR THE SYSTEM'S OPERATION IN RESPONSE TO ORIENTATION AND EXPOSURE.
2. TURF GRASS AREAS HAVE BEEN MINIMIZED AND RESTRICTED TO AREAS OF HIGH VISIBILITY. THE SPECIFIED TURF GRASS SHALL BE "MARATHON II", A HYBRID TALL PESCUE WHICH HAS RELATIVELY LOW WATER AND MAINTENANCE REQUIREMENTS.
3. PLANT MATERIAL WILL BE SPECIFIED IN ASSOCIATIONS, RELATIVE TO NORTH, EAST, SOUTH, AND WEST EXPOSURES.
4. SOIL SHALL BE PREPARED AND AMENDED TO PROVIDE HEALTHY PLANT GROWTH AND COVERAGE AND TO PROVIDE FOR MAXIMUM MOISTURE RETENTION AND PERCOLATION. PLANTER BEDS SHALL BE MULCHED TO RETAIN SOIL MOISTURE AND REDUCE EVAPOTRANSPIRATION.

MARRIOTT HOTEL

100 East Ocean Boulevard Long Beach California

prepared for: Rokmar Capital, L.L.C. prepared by: Cunningham Group Architects IVY Landscape Architects, Inc. Richard Turner-Artist date: JULY 1999

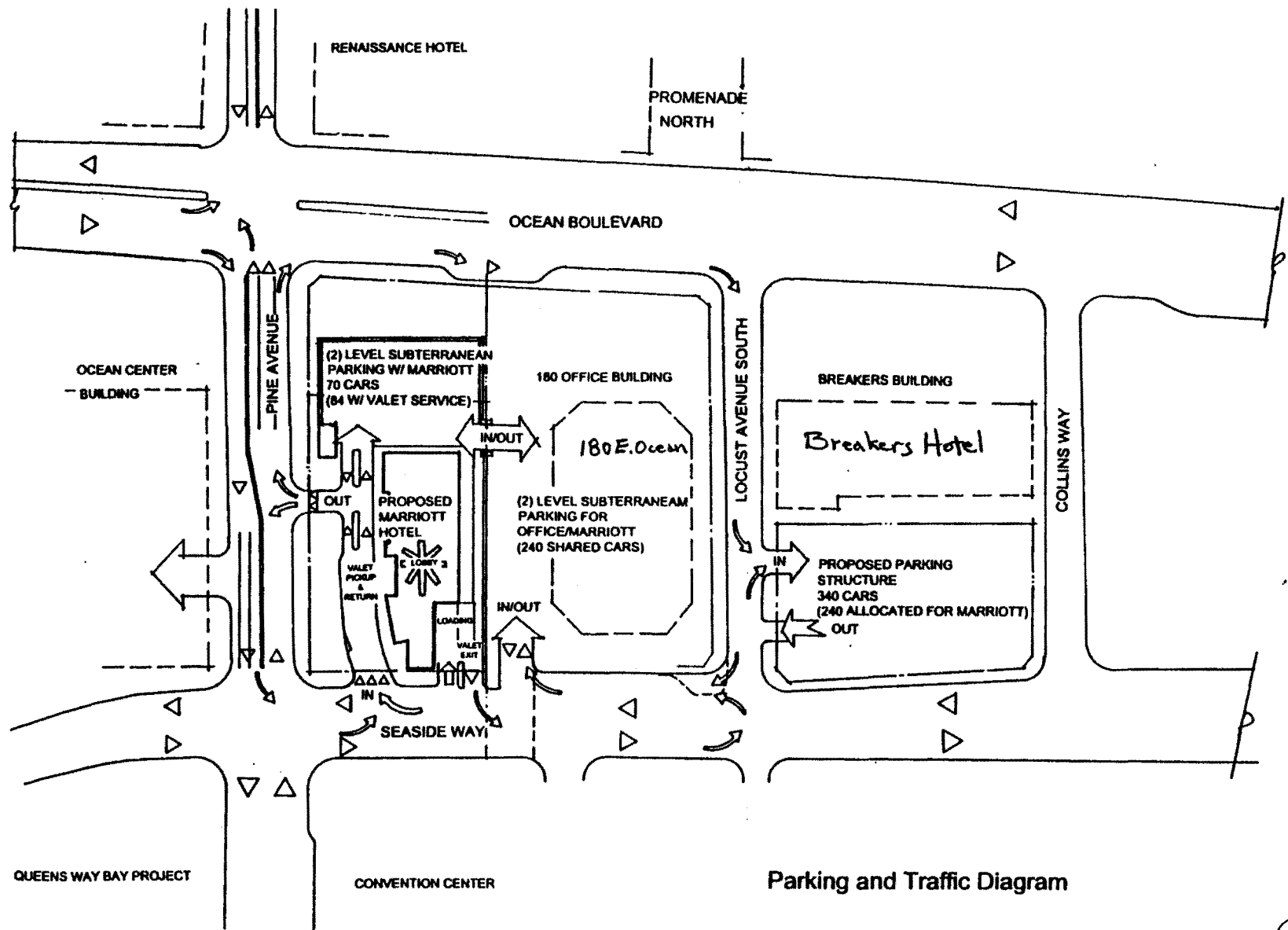
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Parking and Traffic Diagram

MARRIOTT HOTEL - 430 ROOM

100 East Ocean Boulevard Long Beach California

prepared for: EMMERSON, L.L.C.

prepared by: Coakham Group Architects

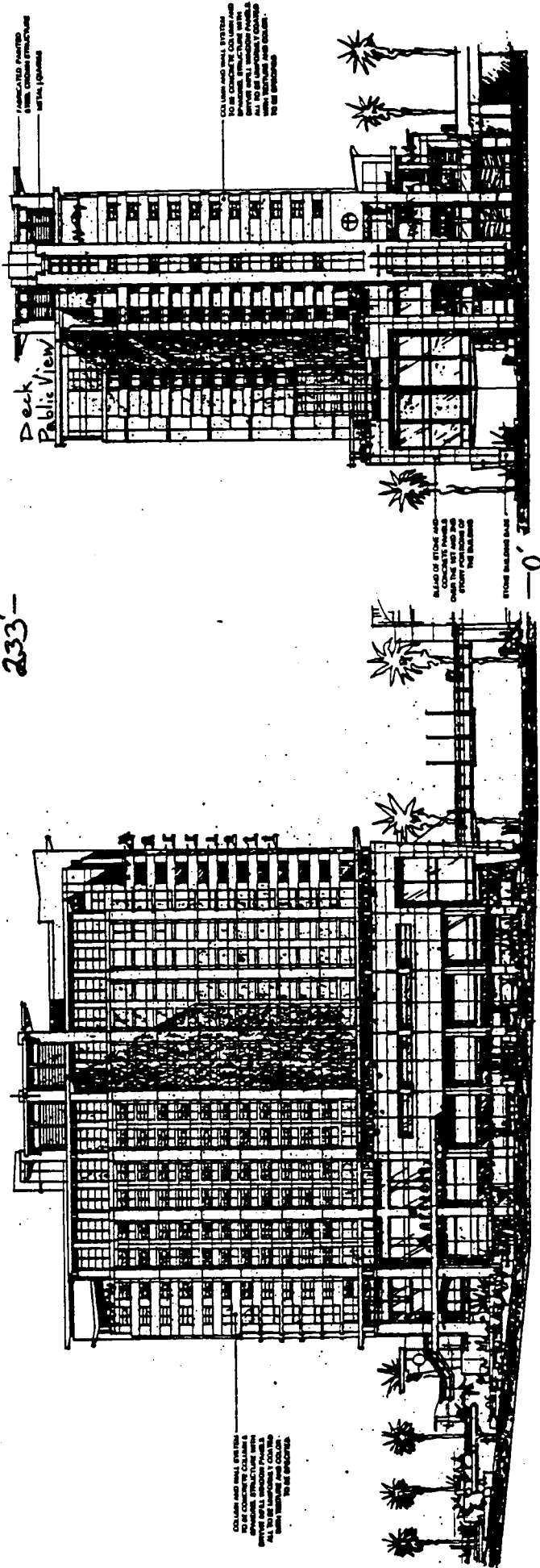
date: 10 February 1999

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233'



COLUMNS AND WALLS, ELEVATION
TO BE CONCRETE COLUMNS AND
SPRINKLER STRUCTURE WITH
ALL TO BE HORIZONTAL COLORED
WITH TERRAZZO AND COLOR
TO BE SPECIFIED

COLUMNS AND WALLS, ELEVATION
TO BE CONCRETE COLUMNS AND
SPRINKLER STRUCTURE WITH
ALL TO BE HORIZONTAL COLORED
WITH TERRAZZO AND COLOR
TO BE SPECIFIED

Deck
Public View

East/Pine Avenue Elevation

South/Seaside Way Elevation

MARRIOTT HOTEL - 430 ROOM

100 East Ocean Boulevard Long Beach California

prepared for: EASTMONT, L.L.C.

prepared by: Eastmont Group Architects

date: 24 November 1999

sheet no. 11

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Parking Analysis

The parking analysis for the proposed project involves determining the expected parking needs, based on size and type of the proposed development components, versus the future parking supply. A parking analysis was prepared by Linscott, Law & Greenspan (LL&G), and the following data is based on this analysis.

Exhibit 39 summarizes the anticipated parking supply for the proposed project. As shown, the hotel parking supply consists of three separate parking zones totaling 564 spaces. Zone A consists of the 70+ parking spaces that will be located in the hotel's on-site parking garage, plus 14 valet spaces that can be obtained by parking vehicles in the drive aisles. Zone B includes the 200 parking spaces in the 180 E. Ocean Boulevard Office Tower allocated for use by the Marriott Hotel, plus 40 valet spaces. Another 240 standard/valet spaces are located in the proposed Marriott/Breakers parking structure.

Access to the parking spaces located in the 180 E. Ocean Boulevard structure will be restricted to weeknights, after 7:00 p.m., the hotel will have a weekday parking supply of only 324 spaces to support its daytime peak demand. At 6:00 p.m., an additional 100 spaces are gained in 180 E. Ocean Boulevard parking structure, increasing the total parking supply to 424 spaces.

In order to forecast an accurate parking requirement for the proposed project, a shared parking model was utilized. The shared parking model specifically focuses on the combined demand patterns of the hotel, restaurant/lounge space and banquet/meeting facilities. Experience indicates that combining different land uses whose parking demands peak at different times generally results in a parking demand that is significantly lower than the summation of individual peak demand factors or City parking code requirements for each use. See Appendix D - Traffic Study for the shared parking methodology and model.

Exhibits 40 and 41 depict weekday and weekend mixed-use shared parking analysis. The peak weekday, daytime parking requirement for the Marriott Hotel totals 302 spaces, and occurs at 1:00 p.m. Based on daytime parking supply of 324 spaces, a 22 space surplus is projected. During the week, the overall peak parking demand for the hotel and supporting conference center facilities occurs at 9:00 p.m. and totals 530 spaces. With a "shared" parking supply of 564 spaces proposed, a 34 space surplus can be expected during the evening of a "typical" weekday.

According to the LL&G parking study, the proposed "shared" parking supply meets the peak parking demands of the proposed project.

PROPOSED PARKING SUPPLY
Marriott Hotel, Long Beach

Zone	Description	Parking Supply			Marriott Hotel Allocation
		Standard	Valet	Total	
A	Marriott Hotel On-site Garage	70	14	84	84
B	180 E. Ocean Boulevard Office Tower	291	40	331	240
C	Marriott/Breakers Parking Structure	300	40	340	240
Total		661	94	755	564

EXHIBIT 39

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EXHIBIT 40

**WEEKDAY MIXED-USE SHARED PARKING ANALYSIS [1]
Marriott Hotel, Long Beach**

	(1) Marriott Hotel		(2) Hotel Restaurant/Bar		(3) Conference/ Meeting Rooms		(4) Banquet Room		(5)	(6)	
Land Use											
Size (SF)	430 Rooms		11,200 SF [3]		7,100 SF		5,000 SF			Comparison with Proposed Hotel Parking Supply	
Pkg Rate [2]	@ 0.75 space/room		see Note [4]		@ 20 sp/1000 SF		@ 20 sp/1000 SF				
Rqd Spaces	Spaces 323		Spaces 126		Spaces 142		Spaces 100				
Adjustments			with 50% non-guest		with 50% non-guest		with 90% non-guest		Hotel		
TIME OF DAY	Percent of Peak Demand	No. of Parking Spaces	Percent of Peak Demand	No. of Parking Spaces	Percent of Peak Demand	No. of Parking Spaces	Percent of Peak Demand	No. of Parking Spaces	Shared Parking Demand	Hourly Parking Supply	Surplus/ Deficiency (+/-)
6:00 AM	100%	323	20%	13	0%	0	0%	0	335	564	229
7:00 AM	85%	274	20%	13	0%	0	0%	0	287	324	37
8:00 AM	65%	210	20%	13	50%	36	0%	0	258	324	66
9:00 AM	55%	177	20%	13	100%	71	0%	0	261	324	63
10:00 AM	45%	145	20%	13	100%	71	0%	0	229	324	95
11:00 AM	35%	113	30%	19	100%	71	50%	45	248	324	76
12:00 Noon	30%	97	50%	32	100%	71	100%	90	289	324	35
1:00 PM	30%	97	70%	44	100%	71	100%	90	302	324	22
2:00 PM	35%	113	60%	38	100%	71	50%	45	267	324	57
3:00 PM	35%	113	55%	35	100%	71	0%	0	219	324	105
4:00 PM	45%	145	50%	32	100%	71	0%	0	248	324	76
5:00 PM	60%	194	70%	44	100%	71	0%	0	309	324	15
6:00 PM	70%	226	90%	57	100%	71	50%	45	398	424	26
7:00 PM	75%	242	100%	63	100%	71	100%	90	466	564	98
8:00 PM	90%	290	100%	63	100%	71	100%	90	514	564	50
9:00 PM	95%	306	100%	63	100%	71	100%	90	530	564	34
10:00 PM	100%	323	90%	57	50%	36	50%	45	460	564	104
11:00 PM	100%	323	70%	44	0%	0	0%	0	367	564	197
MIDNIGHT	100%	323	50%	32	0%	0	0%	0	354	564	210

NOTES:

- [1] Based on weekday hourly parking accumulation percentages provided in the Urban Land Institute (ULI) *Shared Parking* Publication, and adjustments by LLG to reflect expected utilization of ballroom/banquet space.
- [2] Parking rates for all uses are based on the City of Long Beach Downtown Shoreline Planned Development factors and/or the City's parking code.
- [3] Floor area for the hotel restaurants consists of 6,800 SF of indoor dining area, 2,400 SF bar/tavern area, and 2,000 SF of outdoor dining area. The restaurant floor area does not include the 6,300 SF designated for the two kitchen areas.
- [4] The City's parking code calls for 10 spaces/1000 SF of indoor dining area, 20 spaces/1000 SF for tavern area, and 5 spaces/1000 SF for outdoor dining area.
- [5] Source: City of Long Beach Building and Planning Department (June 10, 1998).

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EXHIBIT 41

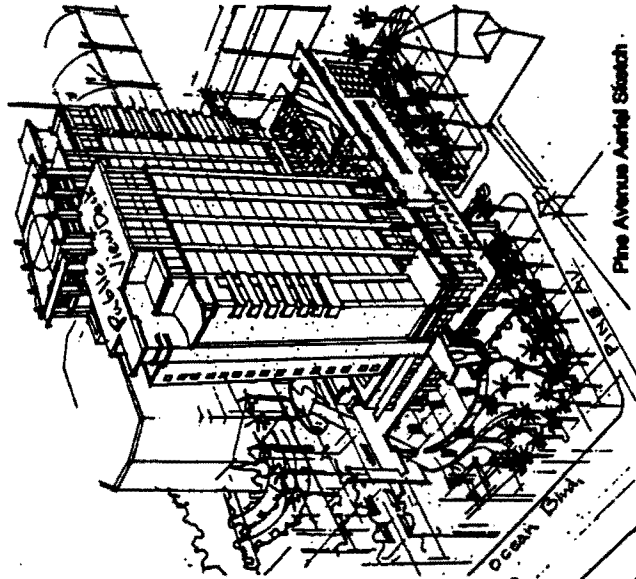
**WEEKEND (SATURDAY) MIXED-USE SHARED PARKING ANALYSIS [1]
Marriott Hotel, Long Beach**

Land Use	(1) Marriott Hotel		(2) Hotel Restaurant/Bar		(3) Conference/ Meeting Rooms		(4) Banquet Room		(5) Hotel Shared Parking Demand	(6) Comparison with Proposed Hotel Parking Supply	
	Size (SF)	430 Rooms	11,200 SF [3]	see Note [4]	7,100 SF	@ 20 sp/1000 SF	5,000 SF	@ 20 sp/1000 SF		Hourly Parking Supply	Surplus/ Deficiency (+/-)
Pkg Rate [2]	@ 0.75 space/room		Spaces 126		Spaces 142		Spaces 100				
Rqd Spaces	Spaces 323		with 50% non-guest		with 50% non-guest		with 90% non-guest				
Adjustments											
TIME OF DAY	Percent of Peak Demand	No. of Parking Spaces	Percent of Peak Demand	No. of Parking Spaces	Percent of Peak Demand	No. of Parking Spaces	Percent of Peak Demand	No. of Parking Spaces			
* 6:00 AM	90%	290	20%	13	0%	0	0%	0	303	564	261
7:00 AM	70%	226	20%	13	0%	0	0%	0	238	324	86
8:00 AM	60%	194	20%	13	50%	36	0%	0	242	324	82
9:00 AM	50%	161	20%	13	100%	71	0%	0	245	324	79
10:00 AM	40%	129	20%	13	100%	71	0%	0	213	324	111
11:00 AM	35%	113	30%	19	100%	71	50%	45	248	324	76
12:00 Noon	30%	97	30%	19	100%	71	100%	90	277	324	47
1:00 PM	30%	97	45%	28	100%	71	100%	90	286	324	38
2:00 PM	35%	113	45%	28	100%	71	50%	45	257	324	67
3:00 PM	40%	129	45%	28	100%	71	0%	0	228	324	96
4:00 PM	50%	161	45%	28	100%	71	0%	0	261	324	63
5:00 PM	60%	194	60%	38	100%	71	0%	0	302	324	22
6:00 PM	70%	226	90%	57	100%	71	50%	45	398	424	26
7:00 PM	80%	258	95%	60	100%	71	100%	90	479	564	85
8:00 PM	90%	290	100%	63	100%	71	100%	90	514	564	50
9:00 PM	95%	306	100%	63	100%	71	100%	90	530	564	34
10:00 PM	100%	323	95%	60	50%	36	50%	45	463	564	101
11:00 PM	100%	323	85%	54	0%	0	0%	0	376	564	188
MIDNIGHT	100%	323	70%	44	0%	0	0%	0	367	564	197

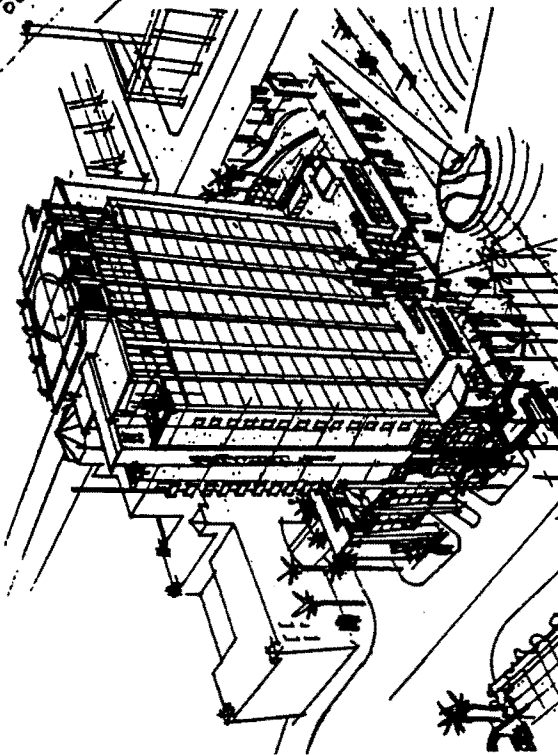
NOTES:

- [1] Based on weekend hourly parking accumulation percentages provided in the Urban Land Institute (ULI) *Shared Parking* Publication, and adjustments by LLG to reflect expected utilization of ballroom/banquet space.
- [2] Parking rates for all uses are based on the City of Long Beach Downtown Shoreline Planned Development factors and/or the City's parking code.
- [3] Floor area for the hotel restaurants consists of 6,800 SF of indoor dining area, 2,400 SF bar/tavern area, and 2,000 SF of outdoor dining area. The restaurant floor area does not include the 6,300 SF designated for the two kitchen areas.
- [4] The City's parking code calls for 10 spaces/1000 SF of indoor dining area, 20 spaces/1000 SF for tavern area, and 5 spaces/1000 SF for outdoor dining area.
- [5] Source: City of Long Beach Building and Planning Department (June 10, 1998).

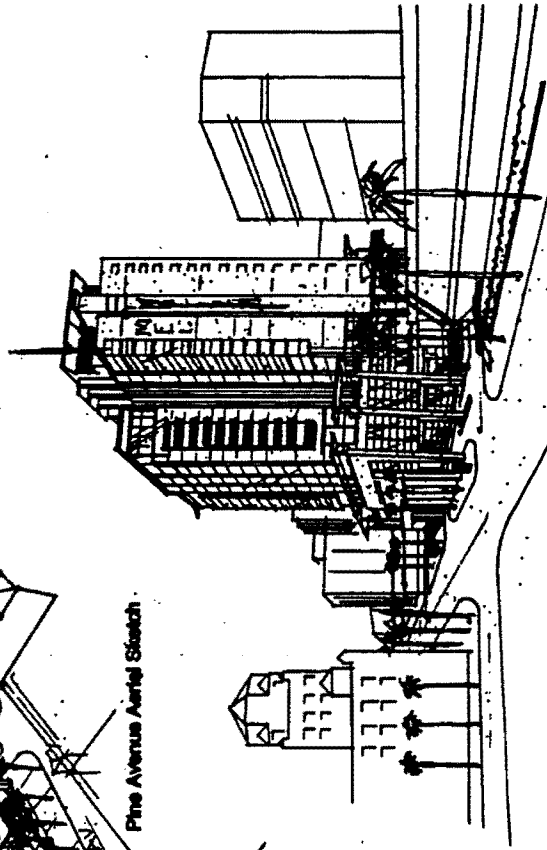
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Pine Avenue Aerial Sketch



Promenade Aerial Sketch



Pine Avenue Eye Level Sketch

MARRIOTT HOTEL - 430 ROOM

100 East Ocean Boulevard Long Beach California

Sheet No. 15

Prepared by: GRIFFIN & GRIFFIN, L.L.C. Date: 24 November 1988

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