



5.1 AESTHETICS/LIGHT AND GLARE

The purpose of this section is to describe the existing aesthetic environment and analyze potential project impacts of the revised project in comparison to the September 2006 Shoreline Gateway Project. Impacts related to public scenic vistas and views, shade and shadow and light and glare of the September 2006 Shoreline Gateway Project, which were evaluated in the Shoreline Gateway Project Final EIR (FEIR) are presented in this section. Because this SEIR would serve as a supplement to the FEIR, impacts and conditions presented in the FEIR serve as the primary basis of the existing setting analysis. Specifically, the impact analysis will be based on the incremental change in views, light and glare and shade and shadow effects from the impacts disclosed for the September 2006 Shoreline Gateway Project with those anticipated for the revised project.

5.1.1 ENVIRONMENTAL SETTING

VISUAL SETTING/CHARACTER

The topography of Long Beach is generally flat with elevations of less than one hundred feet above mean sea level (msl). However, geologic uplifts occur which interrupt the plain and result in prominent folds and hills.¹ The City of Long Beach provides a variety of visual settings ranging from single-family residential neighborhoods, to the highly urbanized areas represented by the downtown, to open space and recreation areas including the beaches, marinas and active ocean areas. Vistas of the Pacific Ocean, Port of Long Beach and oil islands are visible from several vantage points within the City. Additionally, the City of Signal Hill, which is completely surrounded by the City of Long Beach, provides a visual landmark and backdrop for scenic vistas within Long Beach.

SEPTEMBER 2006 PROJECT SITE CONDITIONS

The following discussion represents the existing visual, light and glare and shade and shadow conditions for the project site and surrounding area identified in Section 5.2 of the September 2006 FEIR.

Views of the Project Site

Views North onto the Project Site

Street level views to the north from the Villa Riviera, International Tower and Long Beach Tower, located south of the project site, are relatively unobstructed. Views include Video Choice to the east, two apartment buildings, Long Beach Café, surface parking and the side and rear of the Artaban building. Street level views to the northwest (from Villa Riviera) consist of the Video Choice building and surface parking, with partial views of the multi-family apartment buildings and Long Beach Café and a portion of the Artaban building.

¹ City of Long Beach General Plan, Conservation Element, p. 13.



Traveling north on Shoreline Drive, south of Ocean Boulevard, views of the project site are mostly obstructed by International Tower. Views in this area are dominated by the International Tower and Villa Riviera. Views of the project site, at the Ocean Boulevard/Shoreline Drive intersection, are relatively unobstructed and include Video Choice, the apartment building adjacent to Lime Avenue, the frontage of the adjacent apartment building and Long Beach Café.

Views East onto the Project Site

The Artaban building obstructs the majority of views from the office/retail uses located west of the project site. The frontage of the office building, located on the northwestern most portion of the project site, is visible from retail uses fronting onto Atlantic Avenue.

Ocean Boulevard, west of Alamitos Avenue is oriented toward the south. At the intersection of Alamitos Avenue/Shoreline Drive, Ocean Boulevard shifts toward the north and continues in an east-west direction. Therefore, traveling east on Ocean Boulevard toward Alamitos Avenue, the line of site is primarily oriented toward the high-rise uses south of Ocean Boulevard and ultimately the Villa Riviera, at the southeast corner of Shoreline Drive and Ocean Boulevard. The orientation of Ocean Boulevard and configuration of the intersection gives a visual impression that Ocean Boulevard terminates at the Villa Riviera. Although portions of the project site are visible along Ocean Boulevard, existing on-site uses do not dominate the viewshed, especially when considering the surrounding uses. Views of the project site, when traveling east on Ocean Boulevard, consist primarily of the apartment buildings and Video Choice.

Views South onto the Project Site

Street level views from the Roadway Inn, located north of the project site, include the office building and the surface parking area. Views to the south from residential uses, located north of the project site, include the Long Beach Café, apartment complexes, Video Choice and surface parking areas.

Alamitos Avenue, approaching Ocean Boulevard, is oriented toward the southwest. At Medio Street, north of the project site, Alamitos Avenue shifts to the west (toward the project site) and merges with Shoreline Drive at Ocean Boulevard. Traveling south on Alamitos Avenue toward Ocean Boulevard, the project site is not visible until the intersection of Medio Street, as Video Choice comes into view. Approaching Medio Street, views are primarily comprised of residential and retail uses adjacent to Alamitos Avenue and transition to the Villa Riviera, International Tower and Long Beach Tower when approaching Ocean Boulevard.

Views West onto the Project Site

Views westward from the Shell gas station to the east and the surrounding multi-family uses include the Video Choice surface parking and apartment complexes. The apartment complexes within the project site obstruct views of the westernmost portion of the site.



Ocean Boulevard, east of Alamitos Avenue, is oriented toward the north. At the merger of Alamitos Avenue and Shoreline Drive, Ocean Boulevard shifts toward the south and continues in an east-west direction. Traveling west on Ocean Boulevard toward Alamitos Avenue, the line of site is primarily oriented toward the eastern portion of the project site (Video Choice) with the upper level of the existing apartment building and Artaban building also visible. The orientation of Ocean Boulevard and configuration of the intersection gives a visual impression that Ocean Boulevard terminates in proximity to the Video Choice portion of the project site. Continuing on Ocean Boulevard, through the intersection, the view orients toward the high-rise uses situated south of Ocean Boulevard.

Light and Glare

The project area experiences lighting typical of urban areas with development existing north, east, south and west of the project site. Primary sources of light and glare in the area include motor vehicle headlights, streetlights, parking lot and exterior security lighting, lighting of open space, interior building lighting and illuminated signs.

Currently, light and glare are being emitted from existing residential, retail, restaurant, office and parking uses located on the site. Existing sources of light include parking lot lighting, building illumination and security lighting. The location of the site, along Ocean Boulevard and Alamitos Avenue, results in car headlights and street lighting light and glare affects on the project site and in the surrounding area.

Shade and Shadow

June 21. On June 21, shadows cast by buildings within the project site are limited to the confines of the site during the afternoon (3:00 PM) with a slight amount of spillover onto the southbound travel lanes along Alamitos Avenue. During the morning (9:00 AM) the sun reflects from the east, and the project shadows would extend west of the project site. Shadow coverage of areas surrounding the project site is minimal during the noon hour, and partially masked by sunset² during the evening hour (6:00 PM).

December 21. On December 21, the shortest day of the year, shadows are widespread within and around the project site during the morning (9:00 AM) and late afternoon (3:00 PM) hours. At these times, the sun is seen near the horizon and areas without shadows are typically those that are immediately adjacent to open space areas and surface parking lots. During noon on December 21, the sun shines above from a southerly direction. During this time, buildings within the project site cast shadows to the north. The Villa Riviera, International Tower, Long Beach Towers and Harbor Place buildings generate the most prominent shadows on the project site. Note that shadows are not apparent at dusk.³

² In terms of this analysis, sunset is defined as the point in time at which the sun disappears below the horizon in the west.

³ For the purposes of this analysis, dusk refers to "civil dusk", which is the time at which the sun is 6° below the horizon in the evening. At this time objects are distinguishable but there is no longer enough light to perform any outdoor activities.



March 21/September 21. Shadows generated by buildings are similar on March 21 and September 21, when the sun shines at a moderate angle at noon. Shadows generated on March 21 in the morning extend to the northwest, compared to morning shadows on September 21, which extend only slightly to the northwest. However, the extent of shadows on these two dates is similar. Morning shadows on these dates generated from buildings within the project site are generally confined to the project site itself. Shadows produced by buildings within the project site are relatively constrained during the noon hour on March 21 and September 21.

CURRENT PROJECT SITE CONDITIONS

The September 2006 FEIR had identified the Video Choice building at the northwest corner of Ocean Boulevard and Alamitos Avenue. The Video Choice structure was demolished in October 2006 and the corner parcel has been improved with landscaping and a public parking lot with 39 spaces. No other changes have occurred within the project site. RBF Consulting conducted a photographic inventory of the project area to document existing views of the project site and the surrounding area. The photographs focus on the change in views since the 2006 FEIR associated with removal of the Video Choice structure. The photographs and their respective locations are identified on Exhibit 5.1-1, *Site Photographs*.

Views of the Project Site

Views North onto the Project Site

Street level views to the north from the Villa Riviera, International Tower and Long Beach Tower, located south of the project site, are relatively unobstructed. Views include a public parking lot to the east, two apartment buildings, Long Beach Café, surface parking and the side and rear of the Artaban building. Street level views to the northwest (from Villa Riviera) consist of the surface parking lot and associated landscaping at the corner of Ocean Boulevard and Alamitos Avenue, with relatively unobstructed views of the multi-family apartment building adjacent to Lime Avenue and partial views of the adjacent apartment building and Long Beach Café and a portion of the Artaban building.

Traveling north on Shoreline Drive, south of Ocean Boulevard, views of the project site are mostly obstructed by International Tower. Views in this area are dominated by the International Tower and Villa Riviera. Views of the project site, at the Ocean Boulevard/Shoreline Drive intersection, are relatively unobstructed and include the surface parking lot and associated landscaping, the apartment building adjacent to Lime Avenue, the frontage of the adjacent apartment building and Long Beach Café.



View 1: Looking southeast from Medio Street toward Ocean Boulevard.



View 2: Looking south at the project site from Medio Street and Lime Avenue toward Ocean Boulevard.



View 3: Looking west at the project site.



View 4: Looking west at Ocean Boulevard at existing high-rise residential uses south of the project site.



Source: Anderson Pacific LLC.
 - Project Site



View 5: Looking north at the project site.



Views East onto the Project Site

The Artaban building obstructs the majority of views from the office/retail uses located west of the project site. The frontage of the office building, located on the northwestern most portion of the project site, is visible from retail uses fronting onto Atlantic Avenue.

Ocean Boulevard, west of Alamitos Avenue is oriented toward the south. At the intersection of Alamitos Avenue/Shoreline Drive, Ocean Boulevard shifts toward the north and continues in an east-west direction. Therefore, traveling east on Ocean Boulevard toward Alamitos Avenue, the line of site is primarily oriented toward the high-rise uses south of Ocean Boulevard and ultimately the Villa Riviera, at the southeast corner of Shoreline Drive and Ocean Boulevard. The orientation of Ocean Boulevard and configuration of the intersection gives a visual impression that Ocean Boulevard terminates at the Villa Riviera. Although portions of the project site are visible along Ocean Boulevard, existing on-site uses do not dominate the viewshed, especially when considering the surrounding uses. Views of the project site, when traveling east on Ocean Boulevard, consist primarily of the apartment buildings and surface parking lot and associated landscaping at the corner of Ocean Boulevard and Alamitos Avenue.

Views South onto the Project Site

Street level views from the Roadway Inn, located north of the project site, include the office building and the surface parking area. Views to the south from residential uses, located north of the project site, include the Long Beach Café, apartment complexes and surface parking areas.

Alamitos Avenue, approaching Ocean Boulevard, is oriented toward the southwest. At Medio Street, north of the project site, Alamitos Avenue shifts to the west (toward the project site) and merges with Shoreline Drive at Ocean Boulevard. Traveling south on Alamitos Avenue toward Ocean Boulevard, the project site is not visible until the intersection of Medio Street, as the surface parking lot and apartment building adjacent to Lime Avenue comes into view. Approaching Medio Street, views are primarily comprised of residential and retail uses adjacent to Alamitos Avenue and transition to the Villa Riviera, International Tower and Long Beach Tower when approaching Ocean Boulevard.

Views West onto the Project Site

Views westward from the Shell gas station to the east and the surrounding multi-family uses include surface parking and the apartment complexes. The apartment complexes within the project site obstruct views of the westernmost portion of the site.

Ocean Boulevard, east of Alamitos Avenue, is oriented toward the north. At the merger of Alamitos Avenue and Shoreline Drive, Ocean Boulevard shifts toward the south and continues in an east-west direction. Traveling west on Ocean Boulevard toward Alamitos Avenue, the line of site is primarily oriented toward the eastern



portion of the project site with the surface parking lot and apartment building visible along with the upper levels of the Artaban building. The orientation of Ocean Boulevard and configuration of the intersection gives a visual impression that Ocean Boulevard terminates in proximity to the surface parking lot at the corner of Alamitos Avenue and Ocean Boulevard. Continuing on Ocean Boulevard, through the intersection, the view orients toward the high-rise uses situated south of Ocean Boulevard.

Light and Glare

Existing light and glare within the project site and surrounding area remains relatively unchanged from the discussion provided in the September 2006 FEIR. With removal of Video Choice, lighting from the interior and exterior of the building and illuminated signs no longer occur within this portion of the project site. However, security lighting for the parking lot does occur.

Shade and Shadow

Existing shade and shadow within the project site and surrounding area remains relatively unchanged from the discussion provided in the September 2006 FEIR. Shadows associated with the former Video Choice building no longer occur.

5.1.2 SIGNIFICANCE THRESHOLD CRITERIA

Appendix G of the *CEQA Guidelines* contains the Initial Study Environmental Checklist form, which includes questions relating to aesthetics and visual resources. The issues presented in the Initial Study Checklist have been utilized as thresholds of significance in this section. Accordingly, a project may create a significant environmental impact if one or more of the following occurs:

AESTHETICS/LIGHT AND GLARE

- Have a substantial adverse effect on a scenic vista; refer to Section 9.0, *Effects Found Not to be Significant*.
- Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway; refer to Section 9.0, *Effects Found Not to be Significant*.
- Substantially degrade the existing visual character or quality of the site and its surroundings; and/or
- Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.



SHADE AND SHADOW

A project would have a significant impact if it would substantially block sunlight for neighboring buildings. Specifically, a project would have a significant impact if it would:

- Introduce landscape that would now or in the future cast shadow on existing solar heat collectors (in conflict with California Public Resource Code Section 25980-25986);
- Cast a shadow that substantially impairs the functions of a building using passive solar collection, solar collectors for hot water heating, or photovoltaic collectors; and/or
- Require an exception (variance) to the policies and regulations in the General Plan, Planning Code, or Uniform Building Code, and the exception causes a fundamental conflict with policies and regulations in the General Plan, Planning Code, and Uniform Building Code addressing the provision of adequate light related to appropriate uses.

Based on these standards, the effects of the proposed project have been categorized as either a “less than significant impact” or a “potentially significant impact.” Mitigation measures are recommended for potentially significant impacts. If a potentially significant impact cannot be reduced to a less than significant level through the application of mitigation, it is categorized as a significant and unavoidable impact.

5.1.3 IMPACTS AND MITIGATION MEASURES

The impact analysis is based on the incremental change in aesthetics from the impacts disclosed for the September 2006 Shoreline Gateway Project with those anticipated for the revised project.

SEPTEMBER 2006 SHORELINE GATEWAY PROJECT

The September 2006 Shoreline Gateway project description proposed a mixed-use development involving a 22-story residential tower (Gateway Tower) at the northwest corner of Ocean Boulevard and Alamitos Avenue, a 15- to 19-story stepped slab building (Terrace Tower) west of the existing Lime Avenue and Ocean Boulevard intersection and a 10-story building (Courtyard Tower) northeast of the existing Artaban building. The buildings would be situated over a two-story podium of residential, retail and live/work units, resulting in a maximum height of 24, 21 and 12 stories, respectively, from grade.

With the two-story podium, the height of the 24-story tower would be approximately 284 feet (not including an optional beacon). The maximum height of the 21-story stepped slab building would be approximately 233 feet and the 12-story building would be approximately 124 feet. The September 2006 project description proposed



the use of terra cotta cladding, stone, translucent and clear glass materials of warm hues, compatible with development in the surrounding area.

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

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

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

Summary of Aesthetic/Light and Glare Impacts identified in the 2006 Shoreline Gateway Project EIR

The Shoreline Gateway Project FEIR concluded that development of the September 2006 project description would not substantially degrade the existing visual character or quality of the site and its surroundings, resulting in a less than significant impact. Short-term construction impacts were concluded to be less than significant with the implementation of mitigation measures requiring screening of equipment staging areas and shielding of all construction-related lighting. Long-term light and glare impacts were also determined to be less than significant with implementation of mitigation measures requiring lighting plans and specifications to ensure all outdoor lighting including lighting associated with the parking structure would be shielded and directed away from residential uses. Additionally, mitigation measures were required prohibiting the use of glass with over 25 percent reflectivity on the exterior of all buildings.

The Shoreline Gateway Project FEIR identified significant and unavoidable shade and shadow impacts resulting from the development of the September 2006 project description. No mitigation measures were identified that could feasibly reduce the significant shade and shadow impacts referenced to a less than significant level. Shade and shadow impacts were concluded as significant and unavoidable. The City adopted findings in accordance with Section 15091 of the *CEQA Guidelines* and prepared a Statement of Overriding Considerations in accordance with Section 15093 of the *CEQA Guidelines* Statement.



SHORT-TERM CONSTRUCTION AESTHETIC IMPACTS

- **DEVELOPMENT OF THE REVISED PROJECT WOULD RESULT IN GRADING AND CONSTRUCTION ACTIVITIES THAT WOULD TEMPORARILY ALTER THE VISUAL CHARACTER OF THE PROJECT SITE AND THE SURROUNDING AREA AND INTRODUCE NEW SOURCES OF LIGHT AND GLARE.**

Impact Analysis: The Shoreline Gateway Project FEIR analyzed short-term aesthetic impacts resulting from construction activities. It was determined that with implementation of mitigation measures, short-term construction aesthetic impacts would be reduced to a less than significant level. Implementation of the revised project would not create additional short-term construction aesthetic impacts beyond those identified in the Shoreline Gateway Project FEIR. Demolition operations, graded surfaces, construction materials, equipment and truck traffic would be visible. Additionally, soil would be stockpiled and equipment for grading activities would be staged at various locations within the area, as identified in the Shoreline Gateway Project FEIR. The equipment, staging areas and duration of construction would remain unchanged from the September 2006 project description. As such, impacts beyond those anticipated in the previous environmental documentation would not occur. Implementation of mitigation measures AES-1 and AES-2, identified in the Shoreline Gateway Project FEIR, which include the use of screening to buffer views of construction equipment and material and requiring that all construction-related lighting be shielded to direct light down and away from adjacent residential areas, would reduce impacts to a less than significant level.

Mitigation Measures:

- AES-1 From the Shoreline Gateway 2006 FEIR: Construction equipment staging areas shall use appropriate screening (i.e., temporary fencing with opaque material) to buffer views of construction equipment and material, when feasible. Staging locations shall be indicated on Final Development Plans and Grading Plans.
- AES-2 From the Shoreline Gateway 2006 FEIR: All construction-related lighting shall include shielding in order to direct lighting down and away from adjacent residential areas and consist of the minimal wattage necessary to provide safety at the construction site. A construction safety lighting plan shall be submitted to the City for review concurrent with Grading Permit application.

Level of Significance After Mitigation: Less Than Significant Impact.

LONG-TERM AESTHETIC IMPACTS

- **DEVELOPMENT OF THE REVISED PROJECT WOULD NOT SUBSTANTIALLY DEGRADE THE EXISTING VISUAL CHARACTER OR QUALITY OF THE SITE AND ITS SURROUNDINGS.**



Impact Analysis: The Shoreline Gateway Project FEIR analyzed the impact of the September 2006 project description on views from uses surrounding the project site and within the greater downtown area. It was determined that development of the September 2006 project description would alter views of and across the project site. The extent of view alteration would vary depending upon the proximity of the viewer to the project site. Views of the project site from the greater downtown area would be altered with implementation of the September 2006 project description, as buildings within the project site would be visible. However, existing views would not be degraded, as development of high-rise uses would be consistent with the high-rise development that currently exists within the downtown area. Additionally, it was determined that the September 2006 project would in essence complete the high-rise skyline within the downtown area, consistent with existing development on Ocean Boulevard. Development of the skyline with prominent structures would be consistent with the strategies identified for the project site and downtown Long Beach. Thus, the September 2006 project would not substantially degrade views within the greater downtown area, resulting in a less than significant impact.

View alterations experienced by uses within the blocks generally surrounding the project site were determined to be more substantial due to their proximity to the project site. Street level views southward from uses located within the blocks north of the project site, which currently include views of prominent residential buildings (i.e., Artaban, Villa Riviera, International Tower and Long Beach Towers) and the skyline, would be partially obstructed by the September 2006 project. In essence, views of towers south of Ocean Boulevard would be replaced or combined with views of towers within the project site. It should be noted that existing views of the ocean within the area are limited and would not be obstructed by the project. Therefore, existing views southward would not be substantially degraded. Street level views northward from uses located south of Ocean Boulevard would be enhanced with the development of new structures including a public paseo and landscaping. Although views of residential and commercial uses north of the project site would be obstructed, this is not considered a significant impact. Street level views eastward from uses located within the blocks west of the project site would not be significantly altered or degraded, as existing uses partially obstruct the project site. Portions of the residential towers would be visible, consistent with high-rise uses in the area. Street level views westward from uses located within the blocks east of the project site would be substantially altered, as high-rise uses would be developed where low-rise uses currently exist. However, development of the project site would be consistent with high rise uses in the surrounding area and would not substantially degrade views, as existing westward views include high-rise uses within downtown. Thus, impacts were concluded to be less than significant.

Impact Comparison

The revised 2007 project would be consistent with the September 2006 project description, with the exception of the Gateway Tower. The revised project proposes a 35-story Gateway Tower at the northwest corner of Ocean Boulevard and Alamitos Avenue. With the three to four level podium, the height of the Gateway Tower would be approximately 417 feet, which is 133 feet taller than the September 2006 project



description. The Terrace Tower and Courtyard Tower would remain unchanged from the September 2006 project description.

The Gateway Tower would continue to be the most prominent feature, serving as an iconic gateway for the arrival to downtown Long Beach from Shoreline Drive and from the east on Ocean Boulevard. The revised project proposes the use of stone and metal and composite rainscreen cladding at the base of the Gateway Tower and painted smooth finish concrete with aluminum curtainwall and window wall systems with clear and tinted glass on the upper levels. The upper levels would also have accent materials such as metal panels, glass raining and metal shading devices. Materials for the Terrace Tower and Courtyard Tower would remain unchanged from the September 2006 project description

As with the September 2006 project description, development of the revised project would alter views of and across the project site. The extent of view alteration would vary depending upon the proximity of the viewer to the project site. Views of the project site from the greater downtown area would not be significantly altered with the revised project, as the high-rise uses would continue to be visible. Although the Gateway Tower would be taller than the Gateway Tower analyzed in the September 2006 FEIR, the resulting alteration of views would not be considered a significant impact. The height of the revised project would be consistent with the Downtown Planned Development District (PD-30) development standards and with high-rise uses in the area.

With the revised project, the footprint of the Gateway Tower would be reduced, providing an increased setback for the residential tower along Alamitos Avenue. Specifically, the revised project proposes a three to four level podium at the southwest corner of Medio Street and Alamitos Avenue, with the 35-story residential tower to the west. The residential tower would be setback an additional 16'-6" to 28'-5" from the eastern property line, compared to the September 2006 project. Therefore, street level views southward from uses located within the blocks north of the project site would allow for increased views south of Ocean Boulevard. With the reduced height at the southwest corner of Medio Street and Alamitos Avenue, uses north of 1st Street, east and west of Lime Avenue, would have increased views southeast toward Ocean Boulevard and the Villa Rivera. Additionally, the proposed design would provide a more slender tower, allowing for increased views around the Gateway Tower and between the Gateway and Terrace Towers. Street level views northward from uses located south of Ocean Boulevard would be similar to the September 2006 project description. Street level views eastward from uses located within the blocks west of the project site would not be significantly altered or degraded, as existing uses would continue to partially obstruct the project site. Portions of the residential towers would continue to be visible with the revised project. Street level views westward from uses located within the blocks east of the project site would not be substantially altered with the revised project, as high-rise uses would be developed, which is similar to the September 2006 project description. Thus, impacts would be less than significant. Overall, the revised project would not result in view impacts beyond those identified in the previous environmental documentation. Because the revised project would improve street



level views within the surrounding area, view impacts would be reduced. Thus, impacts would remain less than significant.

Mitigation Measures: No mitigation measures are necessary since the project would not degrade the visual character of the project site and surrounding area.

Level of Significance After Mitigation: Not applicable.

LONG-TERM LIGHT AND GLARE

● DEVELOPMENT OF THE REVISED PROJECT WOULD INTRODUCE NEW SOURCES OF LIGHT AND GLARE INTO THE PROJECT AREA.

Impact Analysis: Potential light and glare impacts resulting from the September 2006 project description were analyzed in the Shoreline Gateway Project FEIR. Potential light sources for the September 2006 project include low to moderate levels of interior and exterior lighting for security, parking, signage, architectural highlighting and landscaping, as well as street lighting and residential lighting. It was also noted that during nighttime conditions, the project area experiences a significant amount of sky glow. It was determined that development of the September 2006 project description would introduce new sources of light, including lighting for activity areas involving nighttime uses, parking, lighting around the structures (security lighting and walkways) and lighting for interior of buildings at a greater intensity than currently exists. Additionally, building materials, consisting of clear and transparent glass would result in significant glare impacts, unless mitigated. Mitigation measures were identified in the Shoreline Gateway Project FEIR to reduce impacts to a less than significant level.

Impact Comparison

Implementation of the revised project would not create additional light and glare impacts beyond those identified in the Shoreline Gateway Project FEIR. As with the September 2006 project description, the revised project would introduce new sources of light, including lighting for activity areas involving nighttime uses, parking, lighting around the structures (security lighting and walkways) and lighting for interior of buildings at a greater intensity than currently exists.

Although the use of materials for the Gateway Tower would be different than those analyzed in the FEIR, they would not introduce new sources of light and glare or significantly increase light and glare impacts beyond those anticipated in the previous environmental documentation. Implementation of mitigation measures AES-3, AES-4 and AES-5 from the Shoreline Gateway Project FEIR, which include submittal of lighting plans and specifications to minimize spillover of light onto surrounding properties and roadways; requirements to shield lighting from residential uses; requirements that rooftop lighting be limited to securing lighting or aviation warning lights in accordance with Airport/FAA requirements; and prohibiting the use of glass with over 25 percent reflectivity on the exterior of all buildings on the project, would reduce impacts to a less than significant level. Thus, impacts would remain less than significant.



Mitigation Measures:

- AES-3 From the Shoreline Gateway 2006 FEIR: Prior to the issuance of any building permits, the applicant shall submit lighting plans and specifications for all exterior lighting fixtures and light standards to the Redevelopment Agency and the Planning and Building Department for review and approval. The plans shall include a photometric design study demonstrating that all outdoor light fixtures to be installed are designed or located in a manner as to contain the direct rays from the lights on-site and to minimize spillover of light onto surrounding properties or roadways. All parking structure lighting shall be shielded and directed away from residential uses. Such lighting shall be primarily located and directed so as to provide adequate security.
- AES-4 From the Shoreline Gateway 2006 FEIR: Prior to the issuance of any building permits, the applicant shall submit plans and specifications for all building materials to the Redevelopment Agency and the Planning and Building Department for review and approval. All structures facing any public street or neighboring property shall use minimally reflective glass and all other materials used on the exterior of buildings and structures shall be selected with attention to minimizing reflective glare. The use of glass with over 25 percent reflectivity shall be prohibited in the exterior of all buildings on the project site.
- AES-5 From the Shoreline Gateway 2006 FEIR: Prior to the issuance of any building permits, the applicant shall demonstrate to the Planning and Building Department that all night lighting installed on private property within the project site shall be shielded, directed away from residential uses and confined to the project site. Rooftop lighting shall be limited to security lighting or aviation warning lights in accordance with Airport/Federal Aviation Administration (FAA) requirements. Additionally, all lighting shall comply with all applicable Airport Land Use Plan (ALUP) Safety Policies and FAA regulations.

Level of Significance After Mitigation: Less Than Significant Impact.

SHADE AND SHADOW

- **DEVELOPMENT OF THE REVISED PROJECT WOULD INTRODUCE SHADE AND SHADOW EFFECTS ONTO ADJACENT BUILDINGS WITHIN THE PROJECT AREA.**

Impact Analysis: A comprehensive shade and shadow analysis was conducted in the Shoreline Gateway Project FEIR to analyze the potential shade and shadow impacts resulting from the September 2006 project description.

During the summer, it was determined that the September 2006 project would create shadows on Lime Avenue, Medio Street and Alamitos Avenue, as well as the apartment building at the northeast corner of the Medio Street/Lime Avenue intersection. During the winter, the entire area northwest of the Ocean



Boulevard/Alamitos Boulevard intersection would be cast over by shadows, including the apartment buildings north of Medio Street. During spring and fall, shadows would extend to the hotel uses north of the project site and across Medio Street, Lime Avenue and Atlantic Avenue. Residential uses north of Bronze Way alley and Medio Street and east of Alamitos Avenue would also be impacted by September 2006 project shadows. Impacts were determined to be significant and unavoidable. No mitigation measures were identified that could feasibly reduce the significant shade and shadow impacts referenced to a less than significant level.

Comparison of Impacts

As previously stated, the revised project would be consistent with the 2006 project description with the exception of the Gateway Tower. The revised project proposes a 35-story residential tower (Gateway Tower) at the northwest corner of Ocean Boulevard and Alamitos Avenue. With the three to four level podium, the height of the proposed 35-story tower would be approximately 417 feet.

Similar to the analysis conducted in the September 2006 FEIR, shade and shadow diagrams composed of a series of three dimensional rendered site plans were utilized to illustrate the shadow effects of other buildings on the revised project, as well as the new buildings proposed as part of the revised project. The settings of the program were chosen to simulate the most accurate sunlight condition. The orientation of the model was set to represent the orientation of the project site. Dates selected for each season were: summer/winter solstices and the spring/autumn equinoxes. For each of those days the selected time periods were 9:00 AM, 12:00 PM, 3:00 PM and 6:00 PM.

Since the Terrace and Courtyard Towers would remain unchanged with the revised project, shade and shadow impacts from these towers would be unchanged from the September 2006 project. Thus, the following discussion focuses on the shade and shadow impacts of the Gateway Tower with the revised project.

June 21. During the morning on June 21, shadows cast by the Gateway Tower is generally limited to the confines of the site; refer to Exhibit 5.1-2a, Revised Project Summer Shadow Patterns. Shadow coverage of areas surrounding the project site is minimal during the noon hour, and most prominent during the afternoon and evening hours (3:00 PM and 6:00 PM, respectively). The revised project would continue to create shadows on Alamitos Avenue. With the revised project, shadows cast by the Gateway Tower would extend to off-site uses beyond the Shell gas station at the corner of Ocean Boulevard and Alamitos Avenue, to apartment/condominium buildings (819/821 and 825/827 Ocean Boulevard) on Ocean Boulevard, east of Alamitos Avenue, not previously identified as being impacted by shadows in the September 2006 FEIR.

December 21. On December 21, shadows are widespread within and around the project site during the morning (9:00 AM) and late afternoon (3:00 PM) hours; refer to Exhibit 5.1-2b, Revised Project Winter Shadow Patterns. Morning shadows would be present primarily to the northwest of the project site. During noon, the sun shines above from a southerly direction, casting shadows in a northerly fashion. The



Gateway Tower would continue to cast shadows over the apartment buildings north of Medio Street. However, with the revised project, a larger area of the apartment/condominium building at the corner of Lime Avenue and 1st Street (82 Lime Avenue) would be in shadow, and shadows would extend onto 1st Street, and potentially to the uses to the north, not previously identified as being impacted by shadows in the September 2006 FEIR. In the early afternoon (i.e., 3:00 PM) the entire area northwest of the Ocean Boulevard/Alamitos Boulevard intersection is cast over by shadows. During this period, the project would continue to impact the apartment buildings north of Medio Street and east of Alamitos. Note that shadows are not readily apparent at dusk.

March 21/September 21. Shadows generated by buildings are similar on March 21 and September 21, when the sun shines at a moderate angle at noon. Morning shadows generated during these periods tend to extend to the northwest, while afternoon shadows extend to the northeast. Morning shadows on these dates generated from the Gateway Tower continue to extend to the hotel uses north of the project site and across Medio Street and Lime Avenue; refer to Exhibits 5.1-2c, Revised Project Vernal Shadow Patterns and 5.1-2d, Revised Project Autumnal Shadow Patterns. However, with the revised project, a smaller area of Medio Street and Lim Avenue would be in shadow. During noon, shadows are cast in a northerly direction, extending to residential uses north of Medio Street. With the revised project, a larger area of the residential buildings north of Medio Street would be in shadow. Additionally, condominiums (48 Lime Avenue) not previously identified as impacted by shadows in the September 2006 FEIR, would be impacted by the revised project. In the early afternoon (i.e., 3:00 PM) the area northeast of Alamitos Avenue would continue to be cast over by shadows. During this period, the revised project would impact the apartment buildings north of Medio Street and east of Alamitos Avenue (Ambassador Apartments) not previously identified as being impacted by shadows in the September 2006 FEIR. Additionally, shadows associated with the revised project would extend to Alboni Place. Note that shadows are not readily apparent at dusk.

Potential shade and shadow impacts that would be cast by the revised project would represent an increase in significance in comparison to the shade and shadow impacts of the September 2006 project. During the summer, shadows cast by the Gateway Tower would be extended to residential uses on Ocean Boulevard, east of Alamitos. During the winter, shadows cast by the Gateway Tower would be extended further north of Medio Street and northeast of Alamitos Avenue. During spring and autumn, shadows cast by the Gateway Tower would also be extended further north of Medio Street and northeast of Alamitos Avenue. Thus, with the revised project, shadow impacts would be expanded to include uses not previously identified in the September 2006 FEIR. The revised project would result in significant and unavoidable shade and shadow impacts.

Overall, the revised project would result in greater shade and shadow impacts, as shade and shadow from the Gateway Tower would be extended to a larger area, which includes residential uses that were not impacted by the September 2006 project. Although the magnitude of the shade and shadow impacts would be greater with the revised project, shade and shadow impacts were identified as significant and



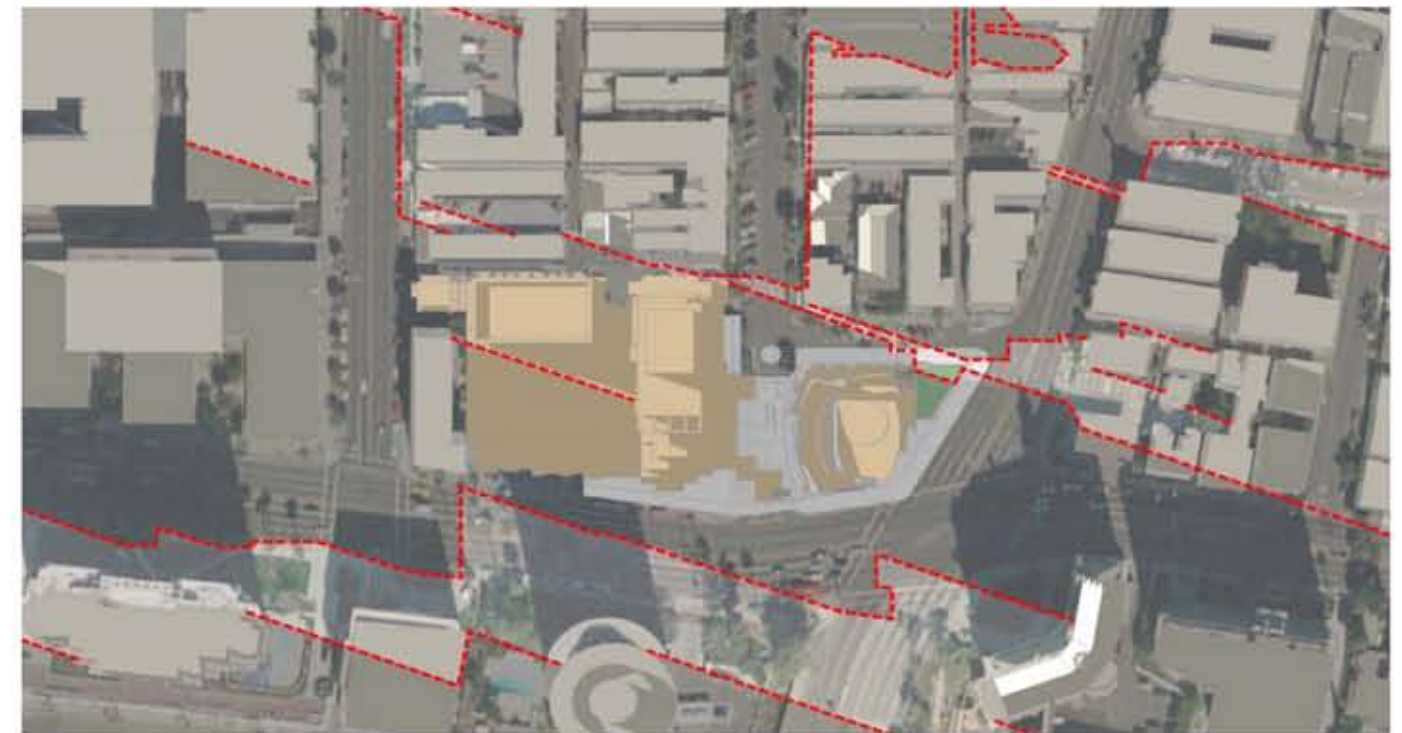
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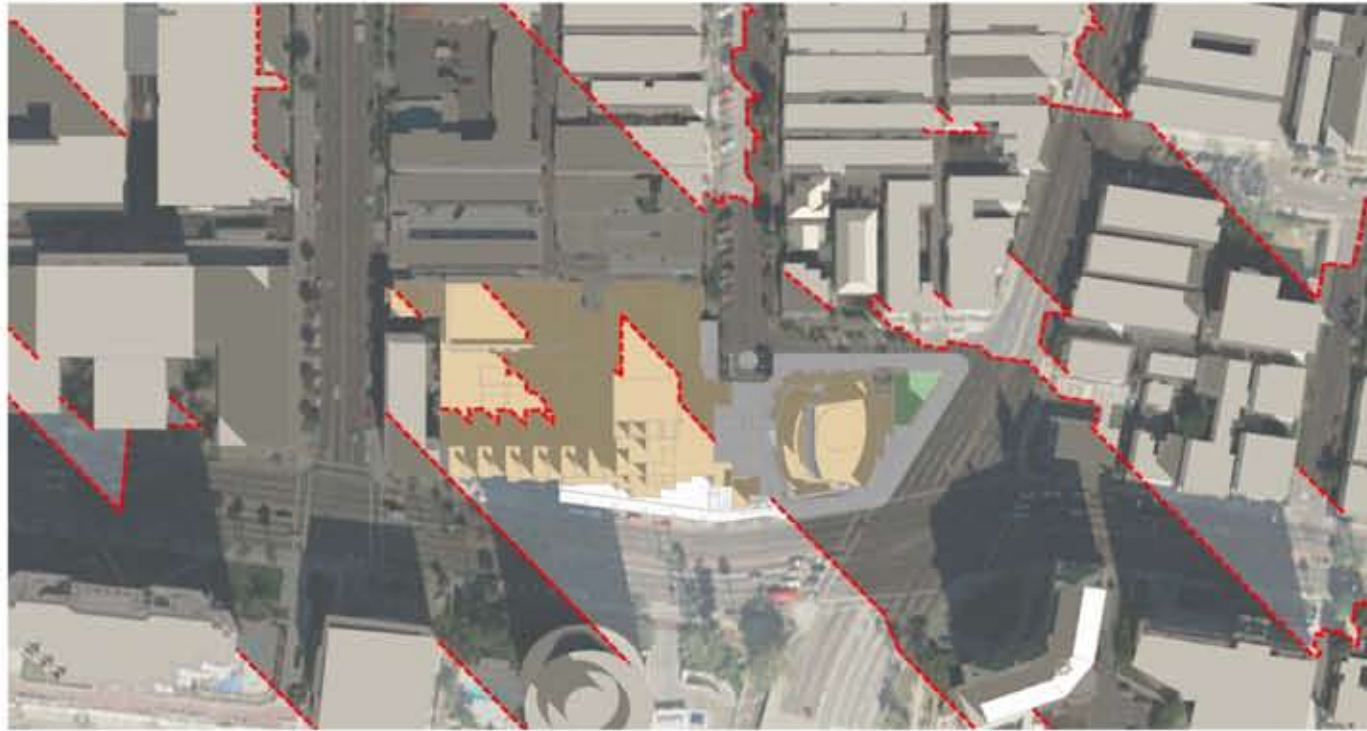
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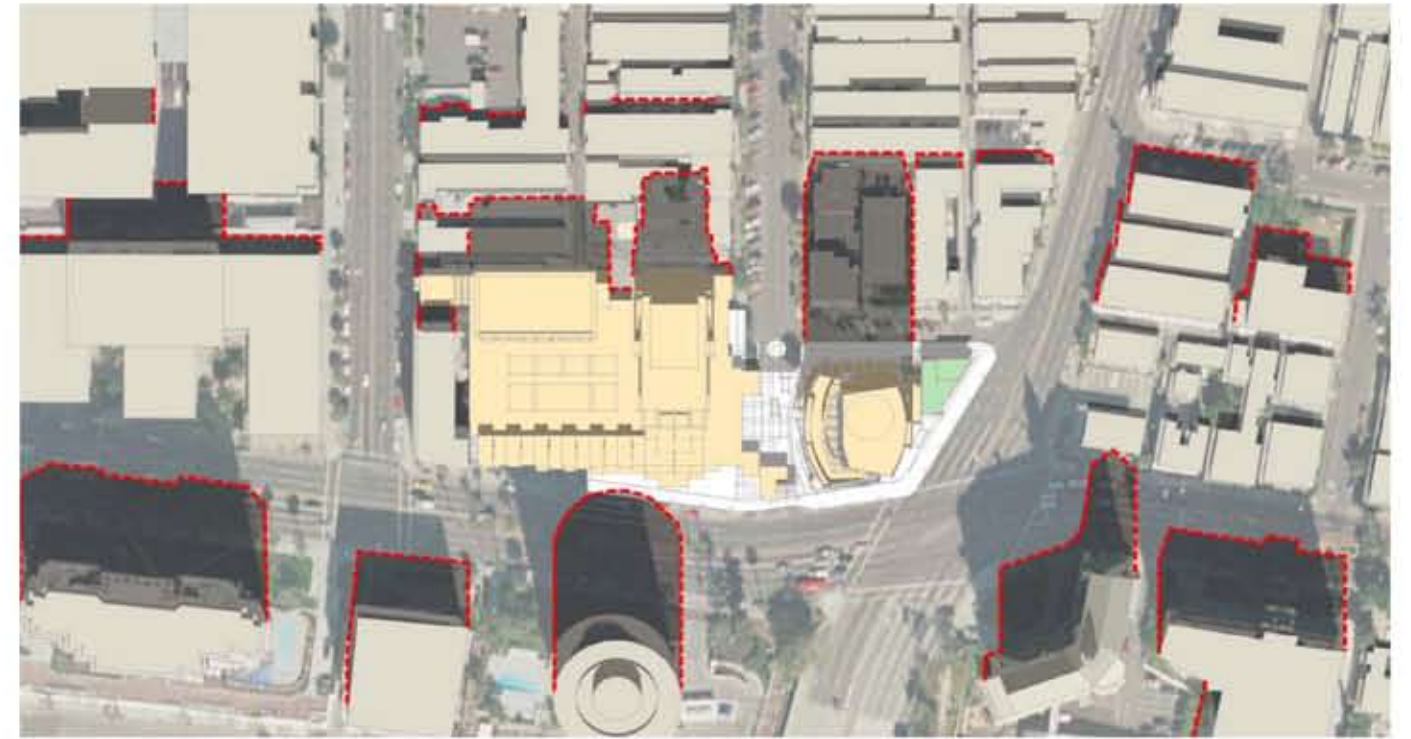
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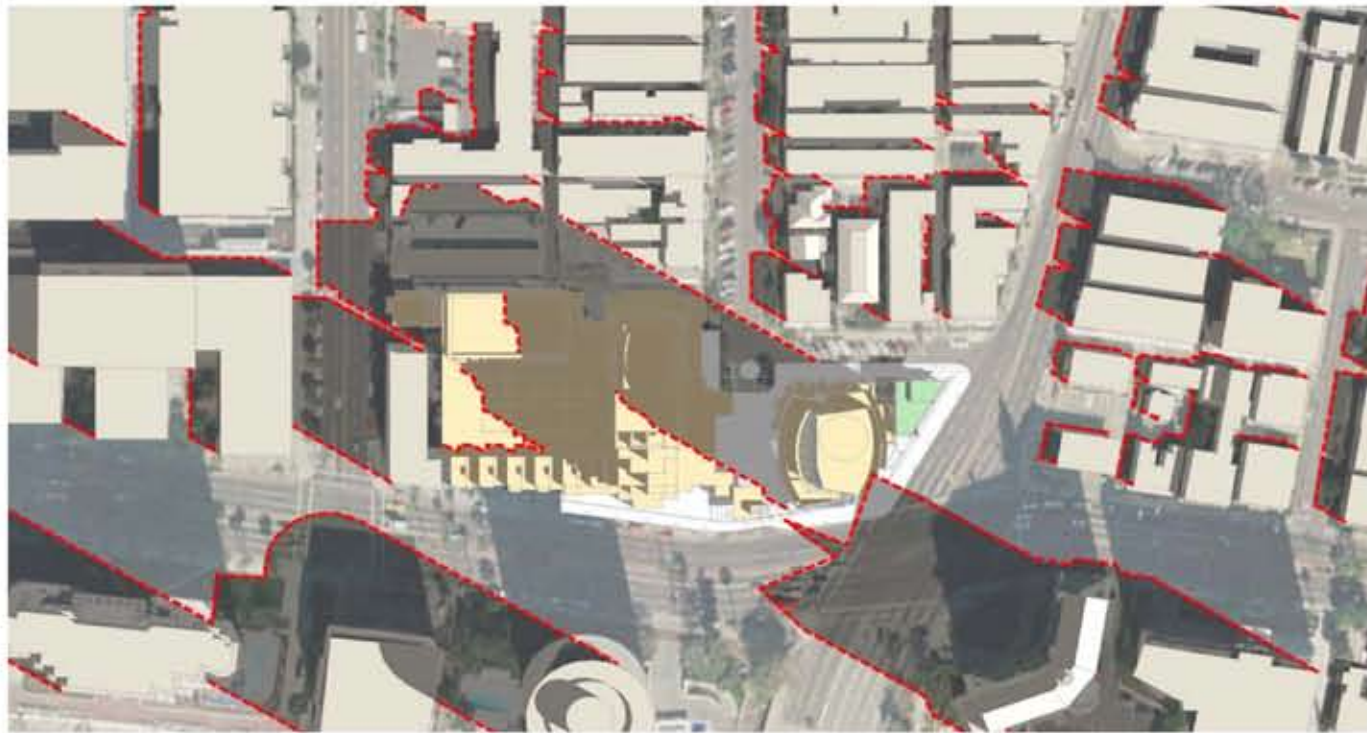
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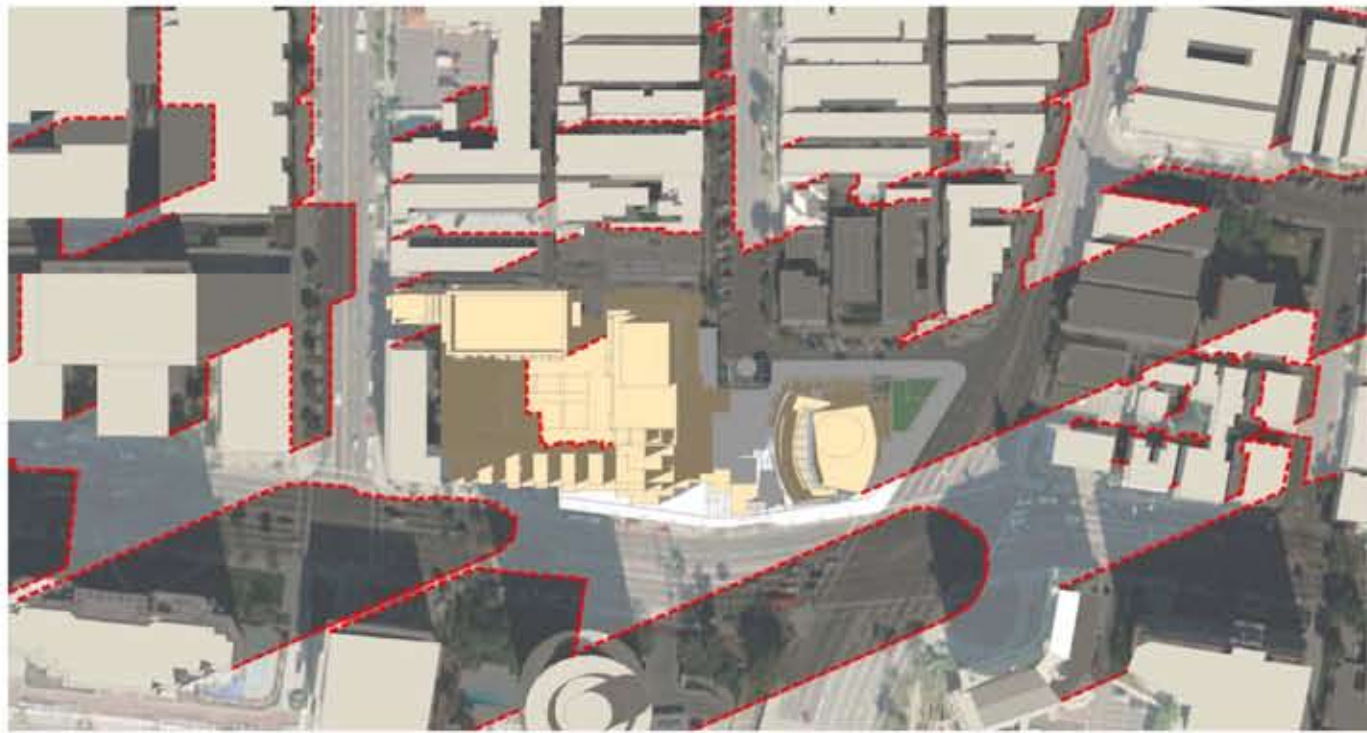
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9 am



12 pm



3 pm



6 pm



unavoidable in the Shoreline Gateway Project FEIR. Thus, shade and shadow impacts would remain significant and unavoidable with the revised project.

Mitigation Measures: No mitigation measures have been identified that could feasibly reduce the significant shade and shadow impacts referenced to a less than significant level.

Level of Significance After Mitigation: Significant and Unavoidable Impact.

5.1.4 CUMULATIVE IMPACTS

- **DEVELOPMENT ASSOCIATED WITH THE REVISED PROJECT AND RELATED CUMULATIVE PROJECTS WOULD NOT RESULT IN SIGNIFICANT CUMULATIVE AESTHETIC, LIGHT OR GLARE IMPACTS.**

Impact Analysis: Implementation of the revised project would not introduce new or greater cumulative impacts beyond those identified in the Shoreline Gateway Project FEIR. Sources of light and glare for cumulative projects would be evaluated on a project-by-project basis. Although shade and shadow impacts would be greater, they are not considered a significant cumulative impact. While potential mid- to high-rise structures in the area may cast shadows in their respective locations, this issue is typically localized to each project site. It should also be noted that existing buildings currently generate a majority of the shadows cast on the Shoreline Gateway site.

The aesthetic, light and glare impacts of individual development projects can often be mitigated through careful site design, avoidance of significant visual features, the use of building materials that are consistent with the general character of the area, landscape design and proper lighting techniques to direct light on-site and away from adjacent properties and compliance with the City's *General Plan* and *Municipal Code*. The proposed project, in combination with other related cumulative projects identified in Section 4.0, would contribute to the existing urbanized character of downtown Long Beach by developing vacant and underutilized infill sites within the downtown area. The revised project would be required to comply with all mitigation measures identified in the Shoreline Gateway Project FEIR. With implementation of recommended mitigation measures, impacts would be less than significant.

Mitigation Measures: Refer to Shoreline Gateway 2006 FEIR Mitigation Measures AES-1, AES-2, AES-3, AES-4 and AES-5.

Level of Significance After Mitigation: Less Than Significant Impact.

5.1.5 SIGNIFICANT UNAVOIDABLE IMPACTS

The Shoreline Gateway Project FEIR identified shade and shadow impacts as significant and unavoidable. The City adopted findings in accordance with Section 15091 of the *CEQA Guidelines* and prepared a Statement of Overriding Considerations in accordance with Section 15093 of the *CEQA Guidelines*. The revised project would result in greater shade and shadow impacts from the Gateway



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Tower beyond those anticipated in the Shoreline Gateway Project FEIR. Thus, shade and shadow impacts would remain significant and unavoidable with the revised project.