

9.0 Level of Significance After Mitigation



9.0 LEVEL OF SIGNIFICANCE AFTER MITIGATION

This section supplements Section 9.0 of the FEIR. It identifies the level of significance after mitigation for the revised project associated with aesthetics, light and glare and shade and shadow impacts.

AESTHETICS/LIGHT AND GLARE

Implementation of the revised project would transform the visual character of the site by intensifying the density of the land uses on-site, as well as establishing a Gateway entry into the downtown area. The revised project would be consistent with the historically acceptable forms of high-rise urban development occurring within downtown Long Beach. However, the increase in height of the Gateway Tower would result in enlarged shade/shadow impacts to residential uses located north of Medio Street, east of Alamitos Avenue and northeast of Alamitos Avenue and Ocean Boulevard. Additionally, adjacent and surrounding roadways (i.e., Lime Avenue, Medio Street, Alamitos Avenue, 1st Street and Alboni Place) would also be impacted, thus creating a significant and unavoidable impact.

If the City of Long Beach approves the Shoreline Gateway Project SEIR, the City shall be required to adopt findings in accordance with Section 15091 of the *CEQA Guidelines* and prepare a Statement of Overriding Considerations in accordance with Section 15093 of the *CEQA Guidelines*.