

August 4, 2022

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Receive and file the fourth annual review of the Golden Shore Project Development Agreement and affirm staff's finding that the project is in compliance with the terms and conditions as required and has fulfilled the requirements for the reporting period of 2021-2022. (District 1)

APPLICANT(S): George Medak
400 Oceangate
Long Beach, CA 90802
Application No. 2205-23 (DAR 22-001)

DISCUSSION

The Golden Shore Master Plan (Master Plan), approved in May 2010 by the City Council, covers an area that is approximately 12 acres in size and is bounded by Ocean Boulevard to the north, Shoreline Drive to the west and south, and the California State University Headquarters campus to the east (Attachment A – Vicinity Map). Golden Shore Avenue runs north-south through the site, which is currently developed with the Union Bank Building (400 Oceangate), Molina Healthcare (1 Golden Shore), and an office building at 11 Golden Shore.

Summarized below, the Master Plan details four possible development scenarios and associated design guidelines.

DEVELOPMENT SCENARIO	A	B1*	B2*	C
Dwelling Units	1,370	1,110	1,110	1,110
Total Bedrooms	2,260	1,832	1,832	1,831
Residential Gross Floor Area (SF)	1,498,706	1,214,706	1,214,706	1,214,343
Office Area (SF)	340,000	340,000	340,000	340,000
Hotels Rooms	0	400	400	400
Banquet Area (SF)	0	27,000	27,000	27,000
Retail (SF)	28,000	27,000	27,000	27,000
Parking Provided	3,355	3,340	3,340	3,430



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DEVELOPMENT SCENARIO	A	B1*	B2*	C
*B1 and B2 differ only in building heights and configuration.				

The Development Agreement (DA) associated with the Master Plan was executed in 2015. Pursuant to the terms of that agreement and annual status report is required. The last annual report was completed in August 2021. Annual reports will continue to be presented to the Planning Commission hereafter until all phases of the project are complete.

The Master Plan and DA require that development of any component of the Golden Shore project be reviewed through the City's Site Plan Review process. The Site Plan Review process evaluates the proposed project in accordance with design guidelines established in the Master Plan. Although prior annual reviews have included updates on a specific project proposal that was submitted in June 2018, the last written communication regarding that particular proposal was in November 2018 and that particular developer is no longer pursuing the project.

The applicant submitted a written narrative as part of the 2021-2022 review detailing their efforts. They have expended considerable effort to reorient focus on the development of the high-rise structures along the west-side of Golden Shore. Architects have been employed along with construction companies capable of delivering the desired project to provide cost estimates. Additionally, the applicant is engaged in discussions with companies to provide the necessary financing. However, the on-going COVID-19 pandemic has made it more difficult to bring the activity to date to signed contract. The Developer is continuing to make good faith compliance with the provisions of the Development Agreement.

2021-2022 REPORTING PERIOD

Pursuant to Section 5.1 of the DA, an annual review is required for the City to determine good faith compliance with its provisions (Attachment B – Development Summary). Since the execution of the DA in 2015, the developer has indicated that they are actively pursuing the project. Staff has reviewed the DA along with the annual statement provided by the Developer and determined that the applicable condition has been satisfied.

Respectfully submitted,



AMY L. HARBIN, AICP
PLANNER V



ALEXIS OROPEZA
CURRENT PLANNING OFFICER

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A handwritten signature in blue ink that reads "Christopher Koontz". The signature is fluid and cursive, with the first name "Christopher" and the last name "Koontz" clearly legible.

CHRISTOPHER KOONTZ, AICP
ACTING DIRECTOR OF DEVELOPMENT
SERVICES

CK:AO:ah

Attachments: Attachment A – Vicinity Map

Attachment B – Development Summary