



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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August 17, 2017

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Receive and file the first 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 required and has fulfilled the requirements for the reporting period of 2015 to 2017. (District 2)

APPLICANT: 400 Oceangate, LTD.
400 Oceangate
Long Beach, CA 90802
(Application No. 0712-01)

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 bound by Ocean Boulevard to the north, Shoreline Drive to the west and south, and the California State University Headquarters campus to the east. (Exhibit A - Vicinity Map). Golden Shore Avenue runs north-south through the site. The site is currently developed with the Union Bank building (400 Oceangate), Molina Healthcare (1 Golden Shore), and the office building at 11 Golden Shore.

The Master Plan details four possible development scenarios and associated design guidelines, summarized as follows:

| 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 | 1,498,706 | 1,214,706 | 1,214,706 | 1,214,353 |
| Office Area | 340,000 | 340,000 | 340,000 | 340,000 |
| Hotel Rooms | 0 | 400 | 400 | 400 |
| Banquet Area | 0 | 27,000 | 27,000 | 27,000 |
| Retail | 28,000 | 27,000 | 27,000 | 27,000 |
| Parking Provided | 3,355 | 3,430 | 3,430 | 3,430 |
| *B1 and B2 differ only in building heights and configuration | | | | |

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The Master Plan requires 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 would evaluate the proposed project in accordance with design guidelines established in the Master Plan. To date, no Site Plan Review applications have been submitted for new development within the Master Plan area.

In 2015, the City of Long Beach and 400 Oceangate LTD., a California limited partnership, Eleven Golden Shore L.P., a California limited Partnership, and One Goldenshore L.P., a California limited partnership, entered into a Development Agreement (DA) associated with the Master Plan. The purpose of the DA was to protect the entitlements associated with the Master Plan for a period of 20 years. The DA is to the benefit of both the City and the Developer by: 1) creating significant economic growth in the City; 2) allowing the Developer the opportunity to capitalize on developing the site based on market orientation and demand; 3) creating additional housing units in the City; and 4) providing a high-quality mixed-use project that will provide the City with a strong entry statement for the western gateway to the Downtown.

2015 through 2017 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. 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 report provided by the Developer and has determined that the applicable conditions for 2015-2016 and 2016-2017 have been satisfied. This first annual review covers two years, for 2015-2016 and 2016-2017. Subsequent reviews will be completed annually.

Respectfully submitted,



LINDA F. TATUM, AICP
PLANNING BUREAU MANAGER



AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

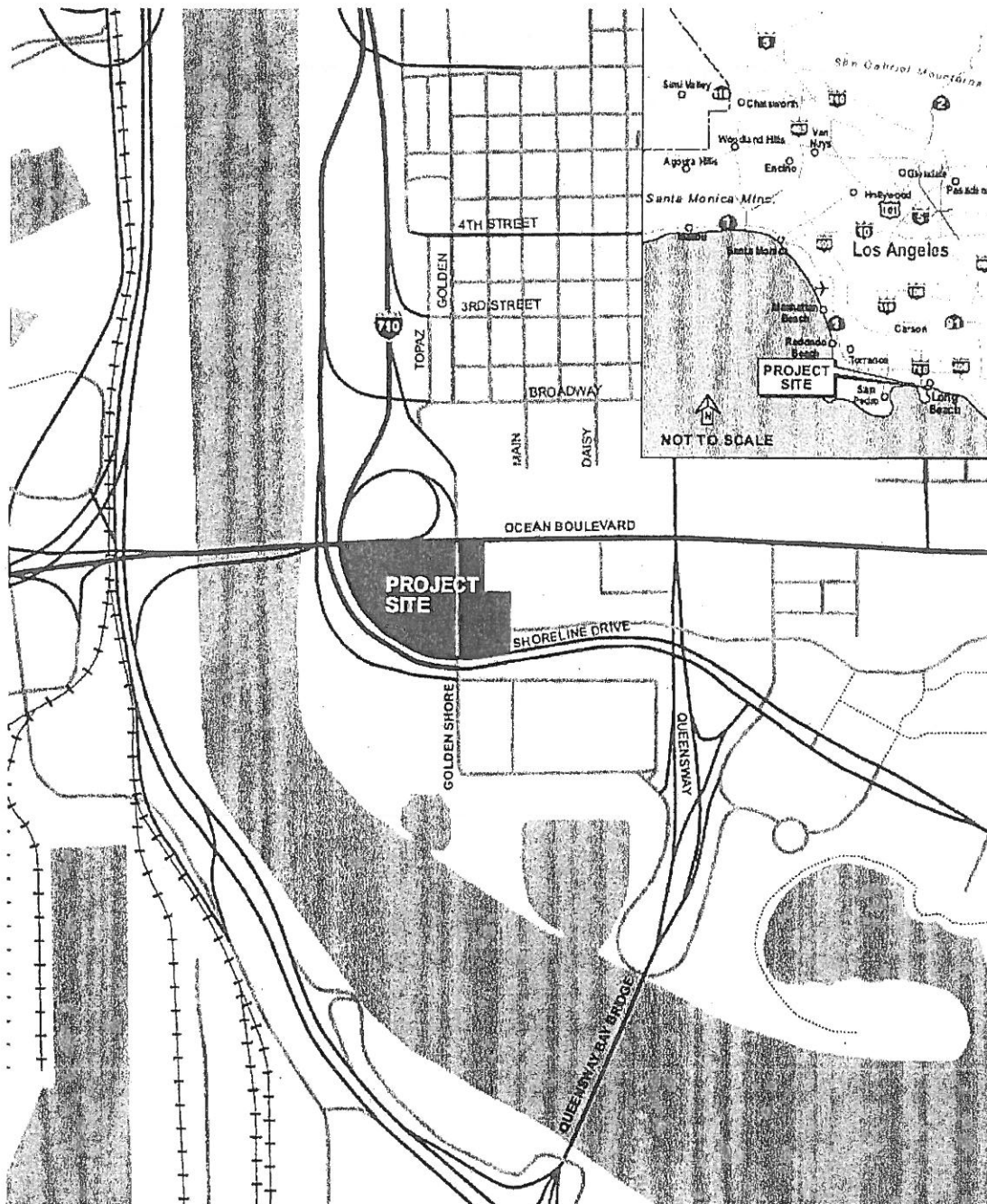
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Attachments: Exhibit A – Figure 1 Vicinity Map
 Exhibit B – Development Summary

FIGURE 1

VICINITY MAP



**Golden Shore Annual Review 2015-2016 and 2016-2017
Development Agreement (DA) Compliance List (Case No. 0712-01)**

| Item # | DA Section | Page # | Subject | Action Required | Deadline | Status |
|--------|------------|--------|--|--|---|--|
| 1 | 3.1.1 | 13 | Agreement | Developer agrees to work with the City to incorporate a local hire component in its construction contracts. | Prior to construction and through construction | Not Applicable at this time |
| 2 | 4.1 | 17 | Term | Agreement shall commence upon the Effective Date and shall remain in effect until completion of the development or for a term of 20 years after the Effective Date whichever is earlier, unless said term is terminated, modified or extended... | August 2025, unless extended. | Current |
| 3 | 5.1, 5.5 | 18 | Annual Review | Developer shall submit an annual monitoring review statement describing its actions in compliance with the development agreement along with payment of the annual review fee. | Yearly: 45-days prior to the anniversary of the effective date (August 27, 2015) of the DA | 2015-2016 Annual Review and 2016-2017 Annual Review Completed 8/3/17 |
| 4 | 8.13 | 32-33 | Prevailing Wage: Governing State Law-Compliance with | Developer in all bid specification, contracts and subcontracts shall obtain the general prevailing rate of per diem wages and the general prevailing rate for holiday and overtime work in this locality for each craft, classification. | Prior to construction and through construction | Pending Plan Check Submittal |