



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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Long Beach, CA 90802

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August 16, 2018

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach
California

RECOMMENDATION:

Receive and file the second 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 2017-2018. (District 2)

APPLICANT(S): 400 Oceangate, Ltd
Eleven Golden Shore, L.P.
One Golden Shore, L.P.
400 Oceangate
Long Beach, CA 90802
(Application No. DAR 18-001)

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 (Exhibit 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 the office building at 11 Golden Shore.

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

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	340,000	340,000	340,000	340,000
Hotels 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	3,340	3,340	3,430

*B1 and B2 differ only in building heights and configuration.

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The Development Agreement associated with the Master Plan was executed in 2015. During calendar years 2015 and 2016 the property owner worked diligently to identify an appropriate development partner for the project and presented the development opportunity to the market. The 2015-2017 annual report was presented to the Planning Commission on August 17, 2017. Annual reports will continue to be presented to the Planning Commission hereafter until all phases of the project are complete.

The Master Plan and Development Agreement 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. On June 5, 2018, and July 2, 2018, the City received Conceptual Site Plan Review Application package materials from the Applicant. Staff has reviewed the submitted materials and responded to the Applicant on July 27, 2018. The next step is the Applicant's resubmittal of materials in response to staff comments. The overall project description of the submittal includes the following:

PROPOSED DEVELOPMENT	PHASE #1	PHASE #2	TOTAL	APPROVED ENTITLEMENT ENVELOPE
Number of Dwelling Units	750	420	1,170	1,370
Density	186 DU/AC	222 DU/AC		
Residential Gross Floor Area	717,554 - 737,652 SF	497,152 - 477,054 SF		
Residential Amenities	18,500 SF	5,800 SF	24,300 SF	
Retail Area (SF)	11,000 SF	16,000 SF	27,000 SF	28,000 SF
Office (GLA)	0 SF	125,000 SF	125,000 SF	340,000 SF
Number of Hotel Rooms	0 SF	400 Keys	400 Keys	400 Keys
Banquet/Conference (GLA)	0 SF	27,000 SF	27,000 SF	27,000 SF
Parking Spaces (All Uses)	1,150-1,200	1,292	2,422-2,492	3,430

2015-2018 REPORTING PERIOD

Pursuant to Section 5.1 of the Development Agreement (DA), an annual review is required for the City to determine good faith compliance with its provisions (see Exhibit 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,



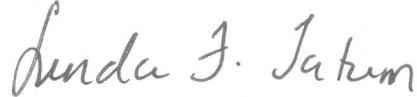
ALEXIS OROPEZA
PROJECT PLANNER



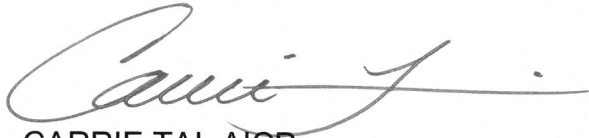
CHRISTOPHER KOONTZ, AICP
PLANNING BUREAU MANAGER



AMY HARBIN, AICP
CONTRACT PLANNER



LINDA F. TATUM, FAICP
DIRECTOR OF DEVELOPMENT
SERVICES



CARRIE TAI, AICP
CURRENT PLANNING OFFICER

LFT:CK:CT:ao/ah

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