



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th Floor

Long Beach, CA 90802

(562) 570-6194

July 18, 2018

CHAIR AND PLANNING COMMISSIONERSCity of Long Beach
California**RECOMMENDATION:**

Receive and file the third 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 2018-2019. (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. 1906-10 (DAR 19-001)

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 an 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 and the 2018 annual report was presented on August 16, 2018. 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 and other regulatory documents. On June 5, 2018, and July 2, 2018, the City received Conceptual Site Plan Review application package materials from the applicant. Staff reviewed the submitted materials and responded to the applicant on July 27, 2018. The application was resubmitted on September 7, 2018 and reflected a scaled back project including reductions in building height and overall floor area; a response to this submittal was forwarded on October 16, 2018. A progress submittal which only showed revised elevations was informally reviewed by staff in late November 2018. The next step is the applicant's resubmittal of materials in response to staff comments, both on the formal submittal as well as the informal verbal comments. The overall project description of the submittal includes the following:

| PROPOSED DEVELOPMENT | PHASE 1 | PHASE 2 (Conceptual) | TOTAL | APPROVED ENTITLEMENT ENVELOPE |
|------------------------------|------------|----------------------|------------|-------------------------------|
| Number of Dwelling Units | 738 | 432 | 1,170 | 1,370 |
| Density | 172 DU/AC | 228 DU/AC | | |
| Residential Gross Floor Area | 571,590 SF | 643,116 SF | | |
| Residential Amenities | 14,840 SF | 5,800 SF | 20,640 SF | |
| Retail Area (SF) | 10,000 SF | 17,000 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) | 1,063 | 1,284 | 2,347 | 3,430 |

2018-2019 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 (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.

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Respectfully submitted,



AMY L. HARBIN, AICP
PLANNER V



ALEXIS OROPEZA
CURRENT PLANNING OFFICER



CHRISTOPHER KOONTZ, AICP
PLANNING BUREAU MANAGER



LINDA F. TATUM, FAICP
DIRECTOR OF DEVELOPMENT
SERVICES

LFT:CK:AO:ah

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