

August 6, 2020

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 2019-2020. (District 2)

APPLICANT(S): George Medak
411 W. Seaside Way, Suite #505
Long Beach, CA 90802
Application No. 2006-07 (DAR 20-001)

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.

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



DEVELOPMENT SCENARIO	A	B1*	B2*	C
Parking Provided	3,355	3,340	3,340	3,430
*B1 and B2 differ only in building heights and configuration.				

The Development Agreement associated with the Master Plan was executed in 2015. The last annual report was completed in July 2019. 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. Although prior annual reviews have included updates on a project proposal that was submitted in June 2018, the last written communication regarding that particular proposal was in November 2018. In November 2019, staff reached out to the applicant of the proposed development asking if the project is still active; no response was received, and the case file was closed.

The Applicant indicated in his written narrative that the Developer, 400 Oceangate, LTD; Eleven Golden Shore, LP; and One Golden Shore, LP has employed reasonable efforts to develop the project. 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 and are engaged in discussions with companies to provide the necessary financing. However, the COVID-19 Pandemic has made it more difficult to bring the activity to date to signed contract, however, the Developer is continuing to make good faith compliance with the provisions of the Development Agreement.

2019-2020 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



CHRISTOPHER KOONTZ, AICP
DEPUTY DIRECTOR OF DEVELOPMENT SERVICES



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DIRECTOR OF DEVELOPMENT SERVICES

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