

August 3, 2023

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach
California

RECOMMENDATION:

Receive and file the seventh annual review of the Golden Shore Project Development Agreement affirming staff's finding that the project complies with the terms and conditions as required and has fulfilled the requirements for the reporting period of 2022-2023. (District 1)

APPLICANT(S): Marilyn Whitcomb
400 Oceangate
Long Beach, CA 90802
Application No. 2305-07 (DAR 23-001)

DISCUSSION

The Golden Shore Master Plan (Master Plan), approved in May 2010 by the Long Beach 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

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



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Page 2 of 3

The Development Agreement (DA) associated with the Master Plan was executed in 2015 and will expire in August 2025 unless extended by the City Council prior to its expiration. The last annual report was completed in August 2022. Annual reports will continue to be presented to the Planning Commission through the life of the agreement.

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 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 inactivated.

The Applicant submitted a written narrative as part of the 2022-2023 review that the Developer, 400 Oceangate, LTD; Eleven Golden Shore, LP; and One Golden Shore, LP has employed reasonable efforts to develop the project. During the past year the Applicant has actively engaged with several capable developers for both 1 Golden Shore and 400 Oceangate. The applicant is currently under contract for 1 Golden Shore. The contracted party has engaged in discussions with the City and is actively moving forward with plans to develop this site.

Additionally, although it falls outside of the review period, it should be noted that prior to the writing of this report, 400 Oceangate has sold and changed ownership to 400 Oceangate, LLC. The new ownership for 400 Oceangate has also been actively moving forward with plans to develop their site in accordance with the Master Plan. The Developer of 1 Golden Shore and the new ownership of 400 Oceangate are continuing to make good faith efforts to comply with the provisions of the DA.

2022-2023 REPORTING PERIOD

Pursuant to Section 5.1 of the DA, an annual review is required for the City to determine whether a good faith effort to comply with its provisions see (Attachment B – Development Summary) has been undertaken. 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 for this reporting period.

Respectfully submitted,

CHAIR AND PLANNING COMMISSIONERS

August 3, 2023

Page 3 of 3



AMY L. HARBIN
PROJECT PLANNER



ALEXIS OROPEZA
CURRENT PLANNING OFFICER



ALISON SPINDLER-RUIZ
PLANNING BUREAU MANAGER



CHRISTOPHER KOONTZ
DIRECTOR OF DEVELOPMENT
SERVICES

CK:ASR:AO:ah

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