



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5<sup>th</sup> Floor

Long Beach, CA 90802

(562) 570-6194

FAX (562) 570-6068

June 4, 2015

CHAIR AND PLANNING COMMISSIONERS  
City of Long Beach  
California

## RECOMMENDATION:

Recommend that the City Council approve a Development Agreement associated with the previously approved Golden Shore Master Plan entitlements (Application No. 0712-01) to secure all necessary discretionary project approvals for a period of 20 years and accept Categorical Exemption 15-049 for the project located at 400 Oceangate/1 and 11 Golden Shore within Subarea 1A of the Downtown Shoreline Planned Development District (PD-6). (District 2)

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

## DISCUSSION

The 5.87-acre project site is located on the south side of Ocean Boulevard at Golden Shore. The subject site extends from Ocean Boulevard to Shoreline Drive and includes parcels totaling 4.31 acres west of Golden Shore and a 1.56-acre parcel east of Golden Shore (Exhibit A – Location Map).

On March 18, 2010, the Planning Commission certified an Environmental Impact Report and adopted a Resolution with Findings of Fact and a Statement of Overriding Considerations; recommended approval of a Local Coastal Program Amendment and an Amendment to PD-6 to the City Council; and approved a Master Plan for the Golden Shore Project consisting of three development options with a maximum of 1,370 residential condominiums, 340,000 square feet of office space, 28,000 square feet of retail space, a 400-room hotel, 27,000 square feet of conference and banquet facilities, and up to 3,430 parking spaces (Exhibit B – Master Plan).

On April 20, 2010, the City Council adopted an Ordinance amending the Local Coastal Program and the Downtown Shoreline Planned Development District (PD-6) and approved the Golden Shore Master Plan that was forwarded to the California Coastal Commission (CCC) for consideration. At its June 16, 2011 meeting, the CCC approved the Local Coastal Program Amendment and Golden Shore Master Plan with suggested modifications that were subsequently approved by the City Council on August 9, 2011. As such, the project has been granted full master plan entitlements.

The applicant is now requesting approval of a Development Agreement (Exhibit C – Draft Development Agreement) to protect the entitlements associated with the Master Plan for a period of 20 years. The City has the authority to enter into a Development Agreement with a person having legal or equitable interest in property per Sections 65884-65869.5 of the California Government Code. The intent of this proposed Development Agreement is to benefit both the City and the Developer by (1) creating significant opportunities for economic growth in the City, the Southern California Region, and the State of California; (2) allowing the Developer the opportunity to realize increased value and returns from the property; (3) creating additional housing units in the City; (4) providing a high-quality, mixed-use project which will provide the City with a strong entry statement for the western gateway to the City's Downtown; and (5) generating significant economic benefits to the State, Southern California Region, the City and the Developer.

There is no specific development project proposed in conjunction with the approved Golden Shore Master Plan at this time. The Master Plan allows for different development options in order to provide the developer with flexibility to quickly respond to market conditions. Once the developer chooses an option, they will be required to submit a Site Plan Review application for Planning Commission consideration prior to any development proceeding at the site.

Due to the scope and complexity of the project along with the associated benefits for the City of Long Beach, staff recommends that the Planning Commission recommend that the City Council approve the Golden Shore Development Agreement.

### **PUBLIC HEARING NOTICE**

In accordance with the provision of the Zoning Ordinance, Public Hearing Notices were distributed on May 21, 2015. In addition, pursuant to California Government Code Sections 65090 and 65091, the notice was published in a local newspaper of general circulation at least 10 days prior to the hearing.

At the time of writing of this report, staff has received no inquiries on this project.

### **ENVIRONMENTAL REVIEW**

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, Categorical Exemption (CE 15-049) was issued for the proposed project (Exhibit D – Categorical Exemption).

CHAIR AND PLANNING COMMISSIONERS

June 4, 2015

Page 3 of 3

Respectfully submitted,



JEFF WINKLEPLECK  
CURRENT PLANNING OFFICER



LINDA F. TATUM, AICP  
PLANNING BUREAU MANAGER

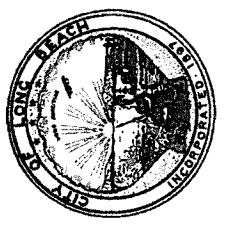
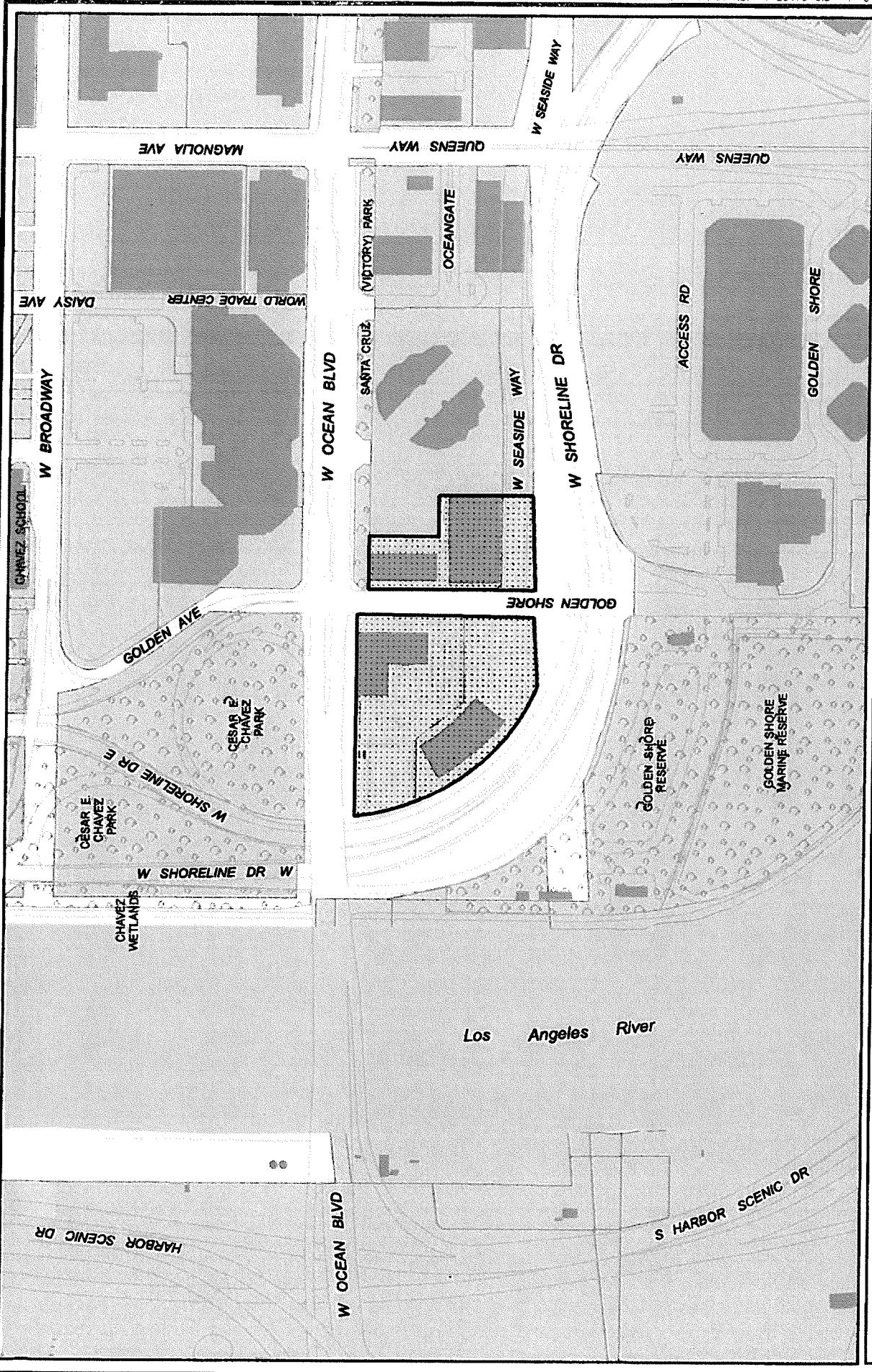


AMY J. BODEK, AICP  
DIRECTOR OF DEVELOPMENT SERVICES

AJB:LT:JW

Attachments:

- Exhibit A – Location Map
- Exhibit B – Master Plan
- Exhibit C – Draft Development Agreement
- Exhibit D – Categorical Exemption 15-049



**Subject Property:**  
 11 Golden Shore  
 Application No. 0712-01  
 Council District 2  
 Zoning Code : PD-6 (SubArea1)

**Exhibit A**





NOTICE of EXEMPTION from CEQA

DEPARTMENT OF DEVELOPMENT SERVICES | PLANNING BUREAU
333 W. OCEAN BLVD., 5TH FLOOR, LONG BEACH, CA 90802
(562) 570-6194 FAX: (562) 570-6068
lbsds.longbeach.gov

TO: [ ] Office of Planning & Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: Department of Development Services
333 W. Ocean Blvd, 5th Floor
Long Beach, CA 90802

[X] L.A. County Clerk
Environmental Fillings
12400 E. Imperial Hwy. 2nd Floor, Room 2001
Norwalk, CA 90650

Categorical Exemption CE- 15-049

Project Location/Address: 400 OCEANVIEW / 1 & 16 GOLDEN STAIRS

Project/Activity Description: DEVELOPMENT AGREEMENT

Public Agency Approving Project: City of Long Beach, Los Angeles County, California

Applicant Name: 400 OCEANVIEW, LTD

Mailing Address: 400 OCEANVIEW LONG BEACH, CA 90802

Phone Number: (562) 440-2000

Applicant Signature: [Signature]

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 0712-a Planner's Initials: JNL

Required Permits: DEVELOPMENT AGREEMENT

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH
STATE GUIDELINES SECTION 15321, Class 21, Enforcement Actions by
Regulatory Agencies

Statement of support for this finding: Adoption of local decision
for land use

Contact Person: Craig Chalfant

Contact Phone: 562-570-6368

Signature: [Signature]

Date: 5/14/15