



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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March 18, 2010

CHAIR AND PLANNING COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Certify an Environmental Impact Report and adopt a Resolution with Findings of Fact and a Statement of Overriding Considerations; recommend approval of a Local Coastal Program Amendment and an Amendment to the Downtown Shoreline Planned Development District (PD-6) to the City Council and approve 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 at 11 Goldenshore. (District 2)

APPLICANT: 400 Oceangate, Ltd. & Molina Healthcare, Inc.
c/o George Medak
6230 Majorca Circle
Long Beach, CA 90803
(Application No. 0712-01)

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).

The western portion of the site is currently developed with the six-story City National Bank building and the two-story Molina Healthcare buildings for a total building area of 136,341 square feet. The eastern portion of the site is developed with the 14-story Union Bank of California building with a total floor area of 157,662 square feet.

The site was developed under the guidelines set forth in the *Redevelopment Agency of the City of Long Beach, et al, v. California Coastal Commission* court decision. The ruling specified the development parameters and whether or not a project was exempted from permit requirements of the Coastal Act (Exhibit B – Court Decision). Since the proposed project would demolish and replace the existing buildings and parking structures within the project site, a Local Coastal Program Amendment and an Amendment to PD-6 (Downtown

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Shoreline Planned Development District) Subarea 1 is required to reflect the proposed land use changes. The proposed amendment (Exhibit C - Amendment) identifies the parameters for development of new projects including maximum number of dwelling units, office/retail space and hotel rooms. It also includes requirements for vehicle and pedestrian access, building height and materials, special design features and parking. The proposed project will meet the requirements of the revised Local Coastal Program and PD-6 Subarea 1.

In addition to the proposed amendments, the applicant is requesting approval of a Master Plan that includes a residential option and two hotel options (Exhibit D - Master Plan). The Golden Shore Master Plan is intended to establish long-term development standards for the project site which, when implemented, will create a high quality environment for living and working in downtown Long Beach. The purpose of the Master Plan is as follows:

- Establish a broad framework of public and private design standards that will lead to a cohesive and attractive community image.
- Create clear and definitive standards for site engineering, architecture, landscape, and sustainable design that can be used for detail design work leading to construction of public and private developments.
- Establish a process that provides maximum public access throughout the review and approval process of future projects.

Design guidelines have been incorporated into the document that lay the groundwork for the design direction of the project while allowing for flexibility and encouraging creative, innovative design and expression in building and site design.

More specifically, the Master Plan includes the following sections that provide the framework for the future design and development of the site:

- Master Site Plan
- Architectural and Site Design Guidelines
- Open Space Guidelines
- Sustainability

The three following options included in the Master Plan provide the applicant the ability to efficiently respond to changing economic conditions:

Residential Option –

- A total of four high-rise buildings consisting of a 19-story office building, a 40-story residential tower, a 32-story residential tower and two-story townhouses on the western portion of the site and a 34-story mixed-use residential/office/retail tower and two-story townhouses units on the eastern portion.
- Total development under this option would include 1,370 residential units, 340,000 square feet of office space, 28,000 square feet of retail uses, 242,716 square feet of open space and 3,355 parking spaces.

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Hotel Option A –

- A total of four high-rise buildings consisting of a 19-story office building, a 27-story mixed-use residential/hotel building, a 40-story residential tower and two-story townhouses on the western portion of the site and a 40-story mixed-use residential/office/retail tower on the eastern portion of the site.
- Total development under this option would include 1,110 residential units, 400 hotel rooms, 340,000 square feet of office space, 27,000 square feet of retail uses, 233,672 square feet of open space and 3,430 parking spaces.

Hotel Option B –

- A total of four high-rise buildings with a 19-story office building, a 36-story mixed-use residential/hotel tower, a 24-story residential building and two-story townhouses on the western portion of the site and a 40-story mixed-use residential/office/retail tower on the eastern portion of the site.
- Total development under this option would include 1,110 residential units, 400 hotel rooms, 340,000 square feet of office space, 27,000 square feet of retail uses, 232,951 square feet of open space and 3,430 parking spaces.

Regardless of which option the applicant decides to pursue, each building and/or phase of the project will require the Planning Commission's Site Plan Review approval, plus any additional required entitlements (i.e. Tract Map, etc.) prior to construction. This will allow the Planning Commission to review each building in detail to ensure that the project meets the requirements and guidelines set forth in the proposed Master Plan.

Conditions of Approval (Exhibit E – Conditions of Approval) were also prepared to help mitigate any potential impacts that the project may have on the adjacent properties.

Finally, staff believes that the project should be approved as it will be an asset to Long Beach by ultimately providing a high quality, mixed-use project that will serve as a strong entry statement for the western gateway to downtown.

PUBLIC HEARING NOTICE

Public hearing notices were distributed on March 4, 2010, as required by the Long Beach Municipal Code. As of the preparation of this report, no responses have been received.

ENVIRONMENTAL REVIEW

An Environmental Impact Report (SCH#2008111094) was prepared in accordance with the Guidelines for Implementation of the California Environmental Quality Act and was previously provided for your review. The Environmental Impact Report indicates that all impacts can be mitigated to a level below significant with the exception of short-term and cumulative air quality, construction-related noise, and project-related traffic impacts. A Resolution certifying the EIR, adopting the Statement of Overriding Considerations and Mitigation Monitoring Program (Exhibit F – Resolution) has been included for your review.

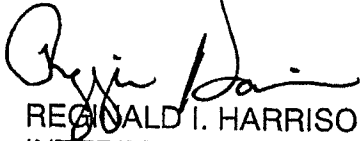
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Respectfully submitted,



REGINALD I. HARRISON

INTERIM DIRECTOR OF DEVELOPMENT SERVICES

RH:DB:JW

Exhibits

- ~~A. Location Map~~
- ~~B. Court Decision~~
- ~~C. Amendment~~
- ~~D. Master Plan~~
- ~~E. Conditions of Approval~~
- ~~F. Resolution~~

Previously Delivered - Environmental Impact Report (SCH#2008111094)