



**DOWNTOWN
LONG BEACH
ALLIANCE**

September 5, 2024

Long Beach Planning Commission
Civic Center Plaza
411 West Ocean Blvd.
Long Beach, CA 90802

RE: Site Plan Review (SPR23-122) and Local Coastal Development Permit (LCDP23-075) for 400
Oceangate

Dear Members of the Planning Commission,

Please accept this correspondence on behalf of the Downtown Long Beach Alliance (DTLB Alliance) Board of Directors and enter into the public record for the Planning Commission meeting scheduled for Thursday, September 5, 2024, our support for the approval of the adaptive reuse project located at 400 Oceangate.

The Alliance is a non-profit organization that represents more than 1,400 businesses and 4,000 commercial and residential property owners within the two Business Improvement Districts (BIDs) in Downtown Long Beach. As one of the leading voices for the Downtown community, we want to express our support for this project and urge the Planning Commission's approval of the project permits. The project aligns with the City of Long Beach's current Downtown Shoreline Village Plan (PD-6), increasing market-rate and affordable-rate residential availability, while maintaining the historic and cultural aesthetics significant to our unique skyline.

The Downtown Plan, the guiding planning document for Downtown, was created to encourage impactful, community-oriented developments in the area. The proposed re-development at 400 Oceangate has high-density housing offering the best use for said property. The 275-unit development will adapt the existing 14 stories of office space into 200 residential units. An additional 75 new units will be constructed on top of the existing 3-level parking structure to support the growing housing demand. Moreover, the project complies with the vision and requirements outlined in the Golden Shore Master Plan, which includes creating a mix of uses such as residential, office, retail, and hotel space. Additionally, its location within the Downtown financial district encourages additional adaptive reuse projects in underutilized office-dense neighborhoods. Once completed, the 400 Oceangate project, along with the Westgate Project, will transform Downtown's western district from a largely office-center community to a mixed-use residential community.

We appreciate the opportunity to share our support for the continued implementation of the Downtown Plan, and we encourage the City Council to support this proposed investment in our developing and diverse Downtown.

Thank you for your consideration.

Sincerely,

Austin Metoyer
President & CEO
cc:

DTLB Alliance Board of Directors
Councilwoman Mary Zendejas, City of Long Beach
Erin Anderson, Vice President, PIM
Christopher Koontz, Director of Community Development Department, City of Long Beach
Amy Harbin, AICP, Project Planner, City of Long Beach