



Date: February 11, 2016
To: Patrick H. West, City Manager *T.M.*
From: Amy J. Bodek, Director of Development Services *AJB*
For: Mayor and Members of the City Council
Subject: **Oil Operators Site on Wardlow Road and Baker Street**

It is my understanding that concerns have been raised by community stakeholders about a potential residential proposal for the former "Oil Operators" site on Wardlow Road and Baker Street in District 7. I bring this to your attention because the proposed developer is the same developer, Integral Housing, which applied for and received entitlement approvals for the "Riverwalk" residential project in District 8 late last year.

Please be advised that the City's Planning Bureau has not received a formal application of any kind related to the redevelopment of the Oil Operators site. Staff held preliminary meetings with an interested party, Integral Housing, about a proposal on that site as far back as several months ago. The purpose of these meetings was to understand the nature of the proposal, to provide guidance and direction on what type of land use entitlements might be required. No commitments were made on whether staff would support a residential project on that site, or at what densities. It should be noted that it is common for staff to meet with prospective developers or applicants. Often, the proposals discussed at these meetings never materialize, but it is critical that staff make themselves available to meet with parties interested in investing in the City of Long Beach.

To reiterate, staff has not received a formal application for the development of this site. We will continue to meet with any and all interested parties for development of this, and other sites, within the City. Once an application is received, staff will inform the Council Offices.

For further information, please contact me at extension 8-6428.

AJB:jg

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CC: Charles Parkin, City Attorney
Laura Doud, City Auditor
Tom Modica, Assistant City Manager
Arturo Sanchez, Deputy City Manager
Linda Tatum, Planning Bureau Manager