6700 PCH Owner, LLC
c/o Holland Partner Group
5000 E. Spring Street, Suite 500
Long Beach, CA 90802

June 9, 2025

RE: Notice of Construction at 6700 Pacific Coast Highway

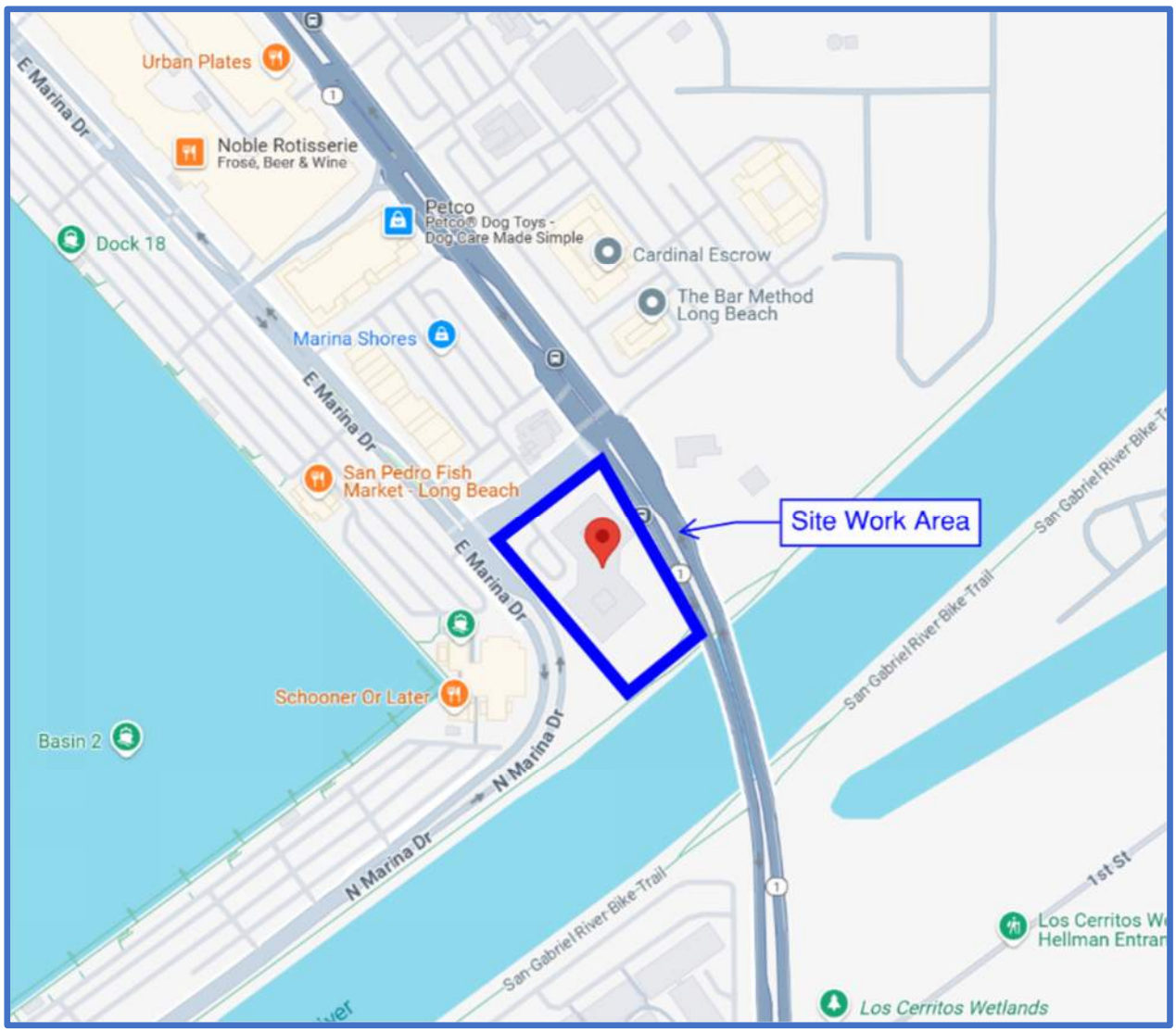
Dear Neighbors:

We will begin construction of the Marina Shores apartment building in June 2025. The work involves one way road closure on Marina Drive, temporary full closure of Studebaker Road, and closure of sidewalks along the perimeter of the site. A map of the work area is attached on the next page. Construction is expected to be completed by approximately December 2027.

Construction hours are listed below:
Weekdays: 7:00 a.m. to 7:00 p.m.
Saturdays: 9:00 a.m. to 6:00 p.m.

Our site supervisor's contact information is below:
James Hartwell
Phone: (562) 519-9950
Email: jhartwell@hollandpartnergroup.com

Sincerely,
6700 PCH Owner, LLC


Urban Plates
E Marina Dr
Noble Rotisserie
Frosé, Beer & Wine
Petco
Petco® Dog Toys - Dog Care Made Simple
Dock 18
Cardinal Escrow
The Bar Method Long Beach
Marina Shores
E Marina Dr
San Pedro Fish Market - Long Beach
Site Work Area
E Marina Dr
San Gabriel River Bike Trail
Schooner Or Later
Basin 2
N Marina Dr
N Marina Dr
San Gabriel River Bike Trail
1st St
Los Cerritos Wetlands

6700 PACIFIC COAST HIGHWAY

Long Beach, CA

Introductions

DEVELOPER / APPLICANT:

Holland Partner Group

Our mission is to deliver and create residential projects that capture the unique needs of the neighborhoods they serve.

- Fully integrated owner and builder of residential communities with a Los Angeles-based team.
- In-house management and construction professionals focus on developing inspiring communities and on getting the details right.

PROJECT TEAM:

Holland Partner Group / Holland Construction

Tom Warren – President

George Elum – Managing Director

Clement Tsay – Development Director

Stephen Macneil– Development Associate

Bert Levesque – Vice President, Construction

Jake Stone – Director, Construction

Shane McCullough – Project Manager II

Demonstration of Experience

80+
PROJECTS

60,000+
UNITS

22 Years
IN BUSINESS

100%
VERTICALLY INTEGRATED

Investment in Long Beach

Volta on Pine

271 Units - Completed

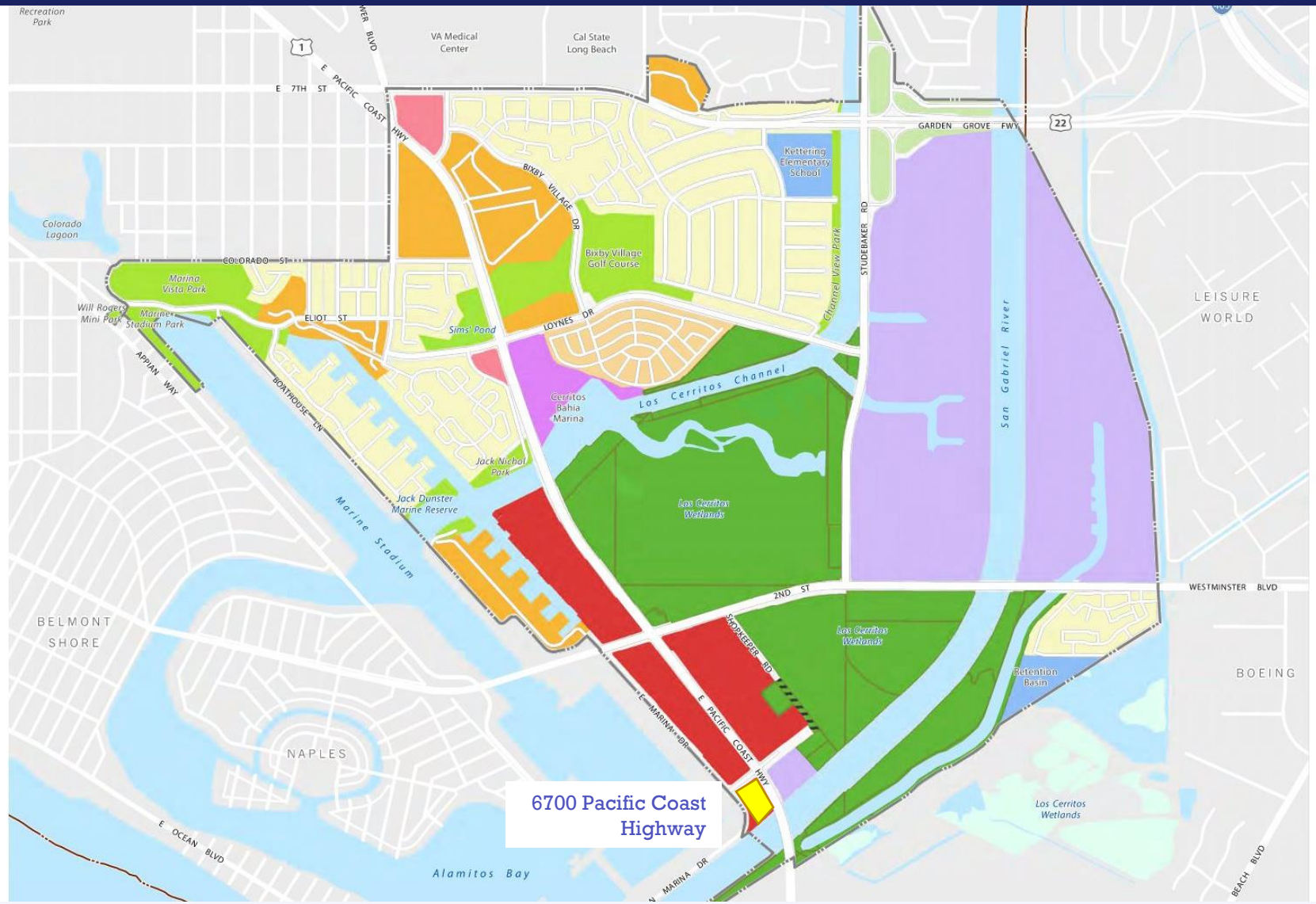
3rd & Pacific

271 Units – In Progress

Existing Conditions

Land Use

Southeast Area Specific Plan



- Single-Family Residential
- Multifamily Residential
- Mobile Homes
- Commercial - Neighborhood
- Mixed-Use Community Core
- Mixed-Use Marina
- Industrial
- Coastal Habitat/Wetlands/Recreation*
- Open Space/Recreation
- Public
- Channel/Marina/Waterway
- Dedicated Right of Way (not built)**
- Right of Way/Caltrans Open Space
- Right of Way
- Specific Plan Boundary
- City Boundary

NOTES:

**Parcel boundaries within the Coastal Habitat/Wetlands/ Recreation land use designation include owned parcels that may not have a delineated wetland pursuant to the requirements of (1) US Army Corps of Engineers (Corps) jurisdiction pursuant to Section 404 of the Clean Water Act and Section 10 of the Rivers and Harbors Act, (2) CDFW jurisdiction pursuant to Section 1602 of the Fish and Game Code, (3) RWQB jurisdiction pursuant to Section 401 of the Clean Water Act and Section 13260 of the Porter-Cologne Act, and (4) wetlands as defined under the California Coastal Act.*

***Ultimate alignment of Shopkeeper Road shall be designed so that it will not impact a delineated wetland.*

Source: City of Long Beach and PlaceWorks

6700 PCH: The Basics

Project Timeline

- Construction Start: **Q4, 2023**
- Completion: **Q3, 2026**

Project Details

- 281 residential units
    - 13 units designated for Very Low Income Households
    - State Density Bonus utilized
- 3,150 square-feet of retail area
- 516 parking stalls
- 34,000+ square-feet of common open space
- Public right-of-way improvements
    - Bike lane along PCH
    - Bike path along San Gabriel River
    - *PCH Bus Stop

Approvals Process

Planning
(Current)

- Conceptual Site Plan Review (Completed)
- Site Plan Review (Submitted)
- Planning Commission Hearing

Coastal
(Concurrently with SPR approval)

- Coastal Development Permit
- LCDP Application is required (Submitted)
  - Project is within 100 feet of the San Gabriel River

CEQA

- Compliance Checklist under certified EIR for the SEASP (Placeworks)

Environmental Considerations

Bird-safe Treatment (SEASP 8.3.14)

- Lighting
  - Automated and motion detector interior lighting
  - Minimal exterior lighting at open-space facing facades (0.10 candela at the river)
- Façade
  - Reduce amount of untreated glass or glazing to less than 10 percent of the building façade above the ground floor.
  - Reduced glass and elevated landscaped berm along Pacific Coast Highway façade
  - Bird-Safe landscaping, with the addition of approximately 74 street and ground level trees. Approx. 114 total in project

Building Systems

- LEED Silver certification
- All-Electric Unit Appliances
- Solar PV
- Low Impact Development (LID) stormwater management system integrated into building design
- Drought-tolerant landscaping with drip irrigation
- Smart thermostats and energy-efficient appliances
- Low-flow water fixtures
- On-site bike storage and bike maintenance tools

Neighborhood Outreach

Completed:

- Long Beach Boat Owners Association – 7/27/22
- Island Village Community – 7/27/22
- Los Cerritos Wetlands Land Trust – 8/17/22
- SWMSRCC (Carpenters) – 10/18/22
- Long Beach Realtors Association – 11/2/22

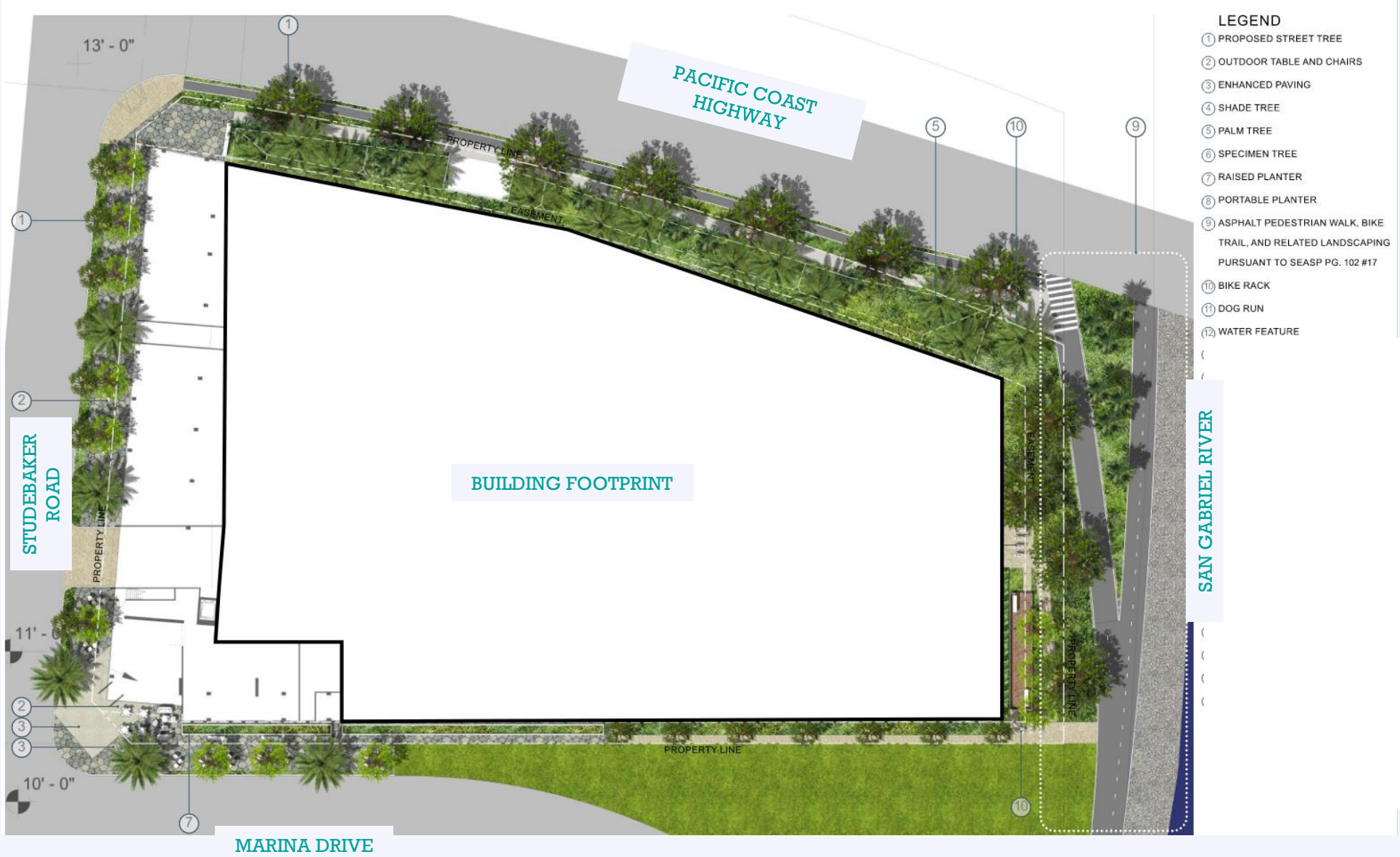
Outreach – No Reply

- Audubon Society – 7/6/22, 7/27/22
- Marina Pacifica HOA – 7/6/22
- Dana and Ivan Roson – 7/6/22

Site Plan

Visual Enhancements

- Elegant mid-rise design with a nautical influence
- New street trees and visually appealing landscaping
- Improvements to the public right-of-way along bounding streets
  - New dedicated bike lane along Pacific Coast Highway
  - Refurbished bike path along river



Podium-Level Plan

Building Renderings

Marina/Studebaker Façade

PCH/Studebaker Façade

PCH Façade – River Bike Path

PCH Façade – Straight-on

Building Elevations

MARINA DRIVE

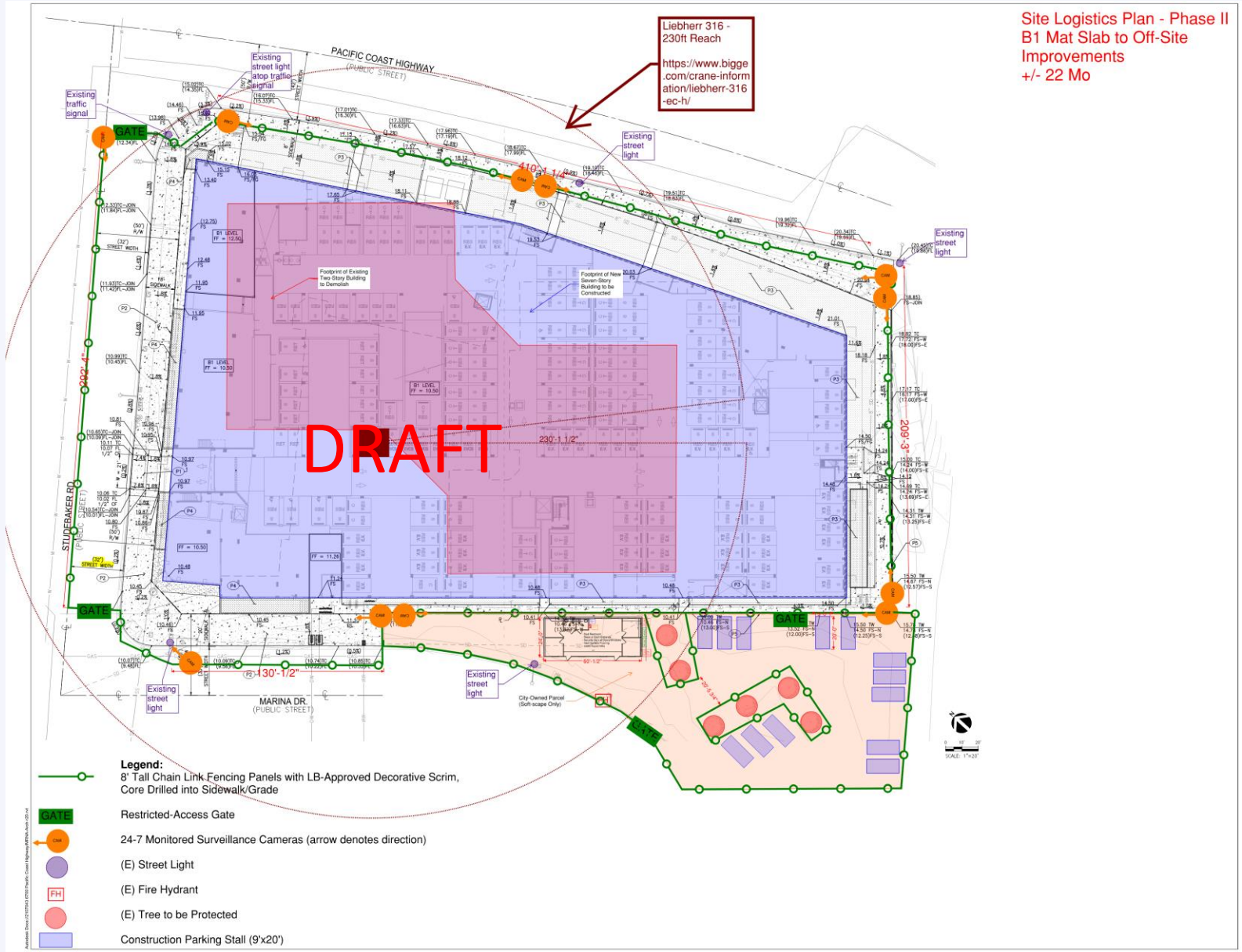
STUDEBAKER ROAD

RIVER FRONTAGE

PACIFIC COAST HIGHWAY

Construction Logistics

- Proposed Lane Studebaker Closure
- Proposed Construction Trailer – Triangle Parcel
- Need to Identify Contractor Off-site Parking (Pumpkin Patch, Marina, City Parcel.



Thank You!