



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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March 15, 2018

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach
California

RECOMMENDATION:

Receive and file an annual report (DAR17-002) from the Riverwalk 131 Group, LLC and concur with staff's finding that the project is in compliance with the terms and conditions required of the Riverwalk Project Development Agreement, and that the Riverwalk 131 Group, LLC has fulfilled the requirements for the reporting period of January 2016 through December 2017. (District 8)

APPLICANT: Riverwalk 131 Group, LLC
c/o Brian Geis for Brandywine Homes
16580 Aston
Irvine, CA 92606
(Application No. 1712-06)

DISCUSSION

In 2015, the City of Long Beach and the Long Beach Project Owner, LLC and DEM Investment Company, LLC, entered into a Development Agreement (DA) to allow for a new 131-single-family-home private residential community with a recreation center and pocket park (together known as "Riverdale," formerly "Riverwalk") generally located at 4747 Daisy Avenue (Exhibit A – Location Map). In a subsequent transfer of rights, project responsibility was conveyed to the Riverwalk 131 Group, LLC per an Assignment and Assumption Agreement dated February 9, 2017. The DA includes provisions to:

- Provide various off-site and traffic improvements;
- Provide payment of impact fees upon development at certain thresholds;
- Improve general infrastructure;
- Submit performance bonds tied to specific phases of development;
- Provide traffic mitigation funds; and
- Conduct annual reports to determine compliance with the DA.

The Riverdale project currently is under construction, and, to date, permits have been issued for the first forty-eight (48) homes, with an additional nineteen (19) pending permit issuance, and a further seventeen (17) submitted for building plan check, for a total of eighty-four (84), out of the 131 homes entitled to be developed for the project. A proposed amendment to the DA to adjust the timing of completion and acceptance of C. Molina Park is pending Planning Commission and City Council approval.


2016-2017 REPORTING PERIOD

Pursuant to Section 5.1 of the DA, an annual review is required for the City to determine good faith compliance with the provisions of the DA. The Riverwalk 131 Group has submitted an annual monitoring statement (Exhibit B – Annual Monitoring Review Statement) for the time period between January 2016 and December 2017, including relevant development activity that occurred on the project during that time period. This compliance report covers two annual review periods: January 2016 through December 2016, and January 2017 through December 2017. This double report details activities for both annual reporting periods, including the satisfaction of relevant conditions of approval as follows:

- Preservation of mature eucalyptus trees in accordance to approved plans (2016).
- Commencement of rough grading for the Project and C. David Molina Park (formerly Oregon Park) simultaneously, as required within the DA (June 2016).
- Traffic signal placement at Del Amo Boulevard as part of offsite traffic improvement requirements (August 2016).
- Completion of rough grading for C. David Molina Park (September 2016).
- Satisfaction of Public Works conditions pertaining to precise grading and drainage, with the review, revision and approval to the satisfaction of the Building Official (March 2017).
- Satisfaction of specific Project Design conditions through the submission and approval of construction plans for Phase I development (April 2017).
- Completion of storm drain system construction (April 2017).
- Satisfaction of Public Works conditions pertaining to recordation of final tract map approval (May 2017).
- Commencement of Phase 1 construction of single-family homes (June 2017).
- Satisfaction of specific conditions pertaining to Oregon Park development, through the submission and approval of construction plans (July 2017).
- Commencement of construction for C. David Molina Park (October 2017).
- Satisfaction of Public Works conditions pertaining to sidewalk repair and improvements along Daisy Avenue (December 2017).
- Recordation of required Covenants, Conditions and Restrictions (CCR's) (December 2017).
- Continued preparation and processing of plans for all offsite improvements required for the Project (2017).
- Submission of several performance bonds required for various stages of onsite and offsite improvements (2017).

Staff has reviewed the annual report provided by the developer, and determined that all activity is in compliance with the terms of the DA for the review periods of 2016 and 2017. Staff recommends that the Planning Commission receive and file this 2016-2017 annual report from the Riverwalk 131 Group, and find that the project is in compliance with the terms and conditions required by the DA.

Respectfully submitted,



LINDA F. TATUM, AICP
PLANNING BUREAU MANAGER



TOM MODICA
INTERIM DIRECTOR OF DEVELOPMENT SERVICES

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Attachments: Exhibit A – Location Map
 Exhibit B – Annual Monitoring Review Statement