



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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Long Beach, CA 90802

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August 7, 2014

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach
California

RECOMMENDATION:

Receive and file the report from The Boeing Company and concur with staff's finding that they have complied with the terms and conditions required under the Douglas Park Development Agreement, and fulfilled the requirements for the reporting period of January 2013 through December 2013. (District 5)

APPLICANT: Douglas Park-Long Beach Property Owners Association
250 El Camino Real, Suite 210
Tustin, CA 92780
(Application No.1404-20)

DISCUSSION

In 2005, the City of Long Beach and the McDonnell Douglas Corporation, a wholly-owned subsidiary of The Boeing Company (Boeing), entered into a Development Agreement (Agreement) to allow for a mixed-use master planned community at 3855 Lakewood Boulevard, called Douglas Park (Exhibit A – Location Map). The Agreement was subsequently revised to address the rezone north of Cover Street which eliminated the residential land use and expanded the office, retail and light industrial land uses, rerouted bike paths, reconfigured and relocated open spaces, and restructured the financial contributions of Boeing. The Restated and Amended Development Agreement (DA) was approved in 2009 and recorded in May 2010. All obligations regarding DA compliance have now been turned over from Boeing to the Douglas Park-Long Beach Property Owners Association (Douglas Park POA).

2012 REPORTING PERIOD

Pursuant to Section 5.1 of the DA, an annual review is required to determine good faith compliance with the provisions of the DA. The Douglas Park POA has submitted the annual report and staff has conducted its review (Exhibit B – Development Review Status Matrix). Major project activities that occurred in 2013 include:

- Courtyard Marriott Hotel project-Phase II construction which included the two retail pads located to the east of the newly constructed hotel was completed and finalized in June 2013 and commenced March 2012. The entire hotel project consists of an 89,455-square-foot hotel with 198 parking spaces, and two retail pads of approximately 5,000 square feet each.

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- Sares/Regis – Pacific Pointe North project construction completed January 2013. The project consists of four new industrial buildings with the following square footages: 103,469 square feet, 87,112 square feet, 42,831 square feet and 35,272 square feet. The project also includes a total of 403 parking spaces.
- Sares/Regis – Pacific Pointe South project construction completed August 2013. The project consists of three new industrial buildings of 131,423 square feet, 168,271 square feet, and 106,275 square feet, respectively.

Staff has reviewed the submitted materials from the Douglas Park POA and determined that all activity described in Exhibit B is substantial and that the applicant is in compliance with the terms of the Agreement. Staff recommends Planning Commission approval of the DA annual review.

Respectfully submitted,



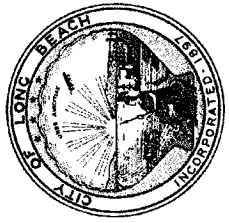
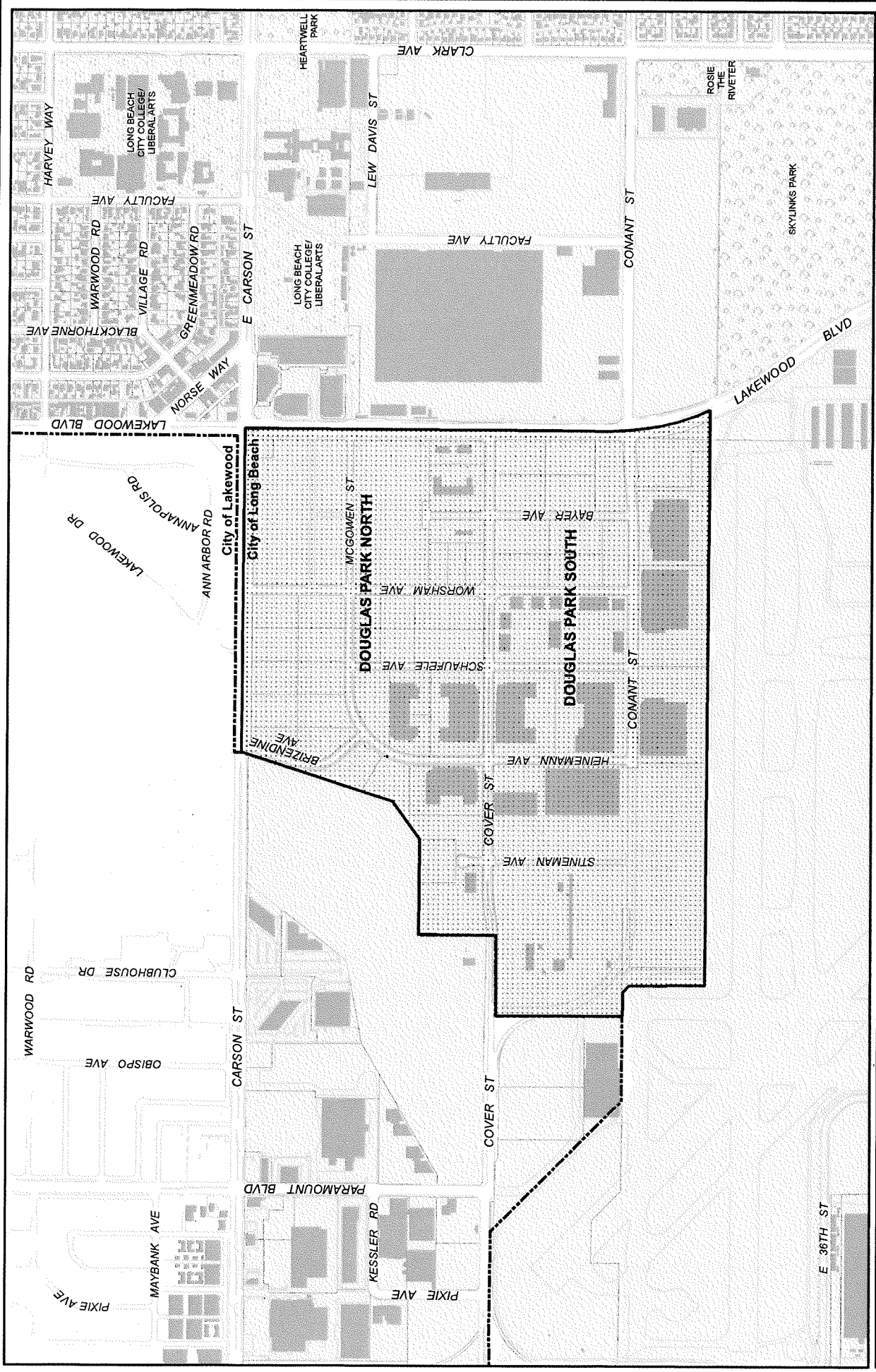
JEFF WINKLEPLECK
ACTING PLANNING ADMINISTRATOR



f AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

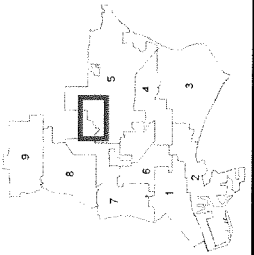
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Exhibits: A. Location Map
B. Development Review Status Matrix



Subject Property:
 3855 Lakewood Blvd
 Application No. 1404-20B
 Council District 5
 Zoning Code : PD-32 (SubArea : 1, 2, 3, 7, 8A, 8B)
 (Overlay : Main St, Mixed-Use)

Exhibit A



Douglas Park Development ** Permit Matrix

List of the various Ministerial Permits and Approvals for 2013 - In Progress
 Per section 3.3.3.1 Ministerial Permits and Approvals of the Douglas Park Development Agreement, the following list is provided.
Second Quarter Update - June 2013

Project Segment	Approximate Submittal Date *	Anticipated Date Permits/Approv	Anticipated Construction	Lead Technical Consultant	Comments
The Boeing Company:					
Segment 7 Infrastructure (Connects design for Segments 3 and 4 through enclave)	Oct-08	Mar-09	TBD	Barghausen Consulting Engineers, Inc.	Approved January 09 - Design only, construction permitting shall be at the time of Enclave Decommission.
Jansen Green Park & Gateways	Sep-11	Oct-11	TBD	Clarke & Green	Building, Planning and Public works plan check review approved. Transferred in sale to Sares Regis.
Building 10 Environmental Piping	Mar-11	May-11	TBD	EHS, Geosyntec, Hargis,	completed
North Carson Street Landscaping	Mar-11	May-11	Jun-11	Kimley Horn & Associates	Permit ready to issue November 2011. Transferred in sale to Sares Regis.
Sares Regis :					
Pacific Point North Permits - north of Cover Street					
Permit Description		Issue Date	Completion / Sign Off Date		
Grading - 3851 Shaufele Ave		1/19/12	12/27/12	Thienes Engineering	completed
Grading - 3815 Shaufele Ave		1/19/13	12/27/12	Thienes Engineering	completed
Grading - 3860 McGowen Street		1/19/14	12/27/12	Thienes Engineering	completed
Grading - 3833 McGowen Street		1/19/15	12/27/12	Thienes Engineering	completed
Building - 3851 Shaufele Ave		2/16/12	12/27/12	DeRevere & Associates	completed
Building - 3815 Shaufele Ave		2/16/12	12/27/12	DeRevere & Associates	completed
Building - 3860 McGowen Street		2/16/12	12/27/12	DeRevere & Associates	completed
Building - 3833 McGowen Street		2/16/12	12/27/12	DeRevere & Associates	completed
Fire Sprinkler - 3851 Shaufele Ave		2/16/12	12/27/12	DeRevere & Associates	completed
Fire Sprinkler - 3815 Shaufele Ave		2/16/12	12/27/12	General Undergroud	completed
Fire Sprinkler - 3860 McGowen Street		2/16/12	12/27/12	General Undergroud	completed
Fire Sprinkler - 3833 McGowen Street		2/16/12	12/27/12	General Undergroud	completed
Underground Fire Line - 3851 Shaufele Ave		2/16/12	12/27/12	General Undergroud	completed
Underground Fire Line - 3815 Shaufele Ave		2/16/12	12/27/12	General Undergroud	completed
Underground Fire Line - 3860 McGowen Street		2/16/12	12/27/12	General Undergroud	completed
Underground Fire Line - 3833 McGowen Street		2/16/12	12/27/12	General Undergroud	completed
Pacific Point South Permits - South of Conant Street					
Street Improvement Plans		2/17/12	TBD	Thienes Engineering	Construction in process
Rough Grading - 3788 Conant Street		10/10/12	TBD	Thienes Engineering	Construction in process
Rough Grading - 4022 Conant Street		10/10/12	TBD	Thienes Engineering	Construction in process
Rough Grading - 4184 Conant Street		10/10/12	TBD	Thienes Engineering	Construction in process
Building - 3788 Conant Street		11/16/12	TBD	DeRevere & Associates	Construction in process
Building - 4022 Conant Street		11/27/12	TBD	DeRevere & Associates	Construction in process
Building - 4184 Conant Street		1/23/13	TBD	DeRevere & Associates	Construction in process