



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5<sup>th</sup> Floor Long Beach, CA 90802 (562) 570-6194 FAX (562) 570-6068

December 15, 2016

## CHAIR AND PLANNING COMMISSIONERS

City of Long Beach

California

### RECOMMENDATION:

Receive and file the 2015 annual report from The Douglas Park-Long Beach Property Owner's Association and concur with staff's finding that the project is in compliance with the terms and conditions required of the Douglas Park Development Agreement, and that the Douglas Park-Long Beach Property Owner's Association has fulfilled the requirements for the reporting period of January 2015 through December 2015. (District 5)

APPLICANT: Douglas Park-Long Beach Property Owners Association  
250 El Camino Real, Suite 210  
Tustin, CA 92780  
(Application No. 1612-03)

### 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 (DA) to allow for a mixed-use master planned community generally centered at 3855 Lakewood Boulevard, called Douglas Park (Exhibit A – Location Map). A Restated and Amended Development Agreement (DA) was approved in 2009 and recorded in May 2010. All obligations regarding DA compliance have been assigned to the Douglas Park-Long Beach Property Owners Association (Douglas Park POA).

### 2015 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 Douglas Park POA has submitted an annual report (Exhibit B – Development Review Status Matrix), which indicates activities that occurred on the project in 2015. Major development review activity commenced in 2015 includes:

- Creative Industrial Building – Project entitlement approved March 1, 2016, for a 32,000-square-foot industrial building
- Hampton Inn & Homewood Suites by Hilton – Project entitlement approved December 17, 2015, for a five-story, 241-room dual branded hotel, including a fitness center, pool, Jacuzzi, game area, putting green, BBQ area, meeting space, board room, and large lodge/lounge area, along with 221 parking spaces.

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Page 2 of 2

Staff has reviewed the annual report provided by the POA (Exhibit B) and determined that all activity is in compliance with the terms of the DA. Staff recommends that the Planning Commission receive and file the 2015 annual report from the Douglas Park POA and find that the project is in compliance with the terms and conditions required of the DA.

Respectfully submitted,



LINDA F. TATUM, AICP  
PLANNING BUREAU MANAGER

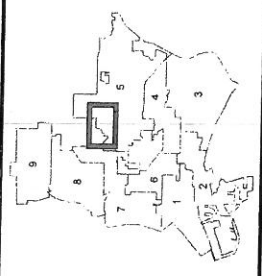
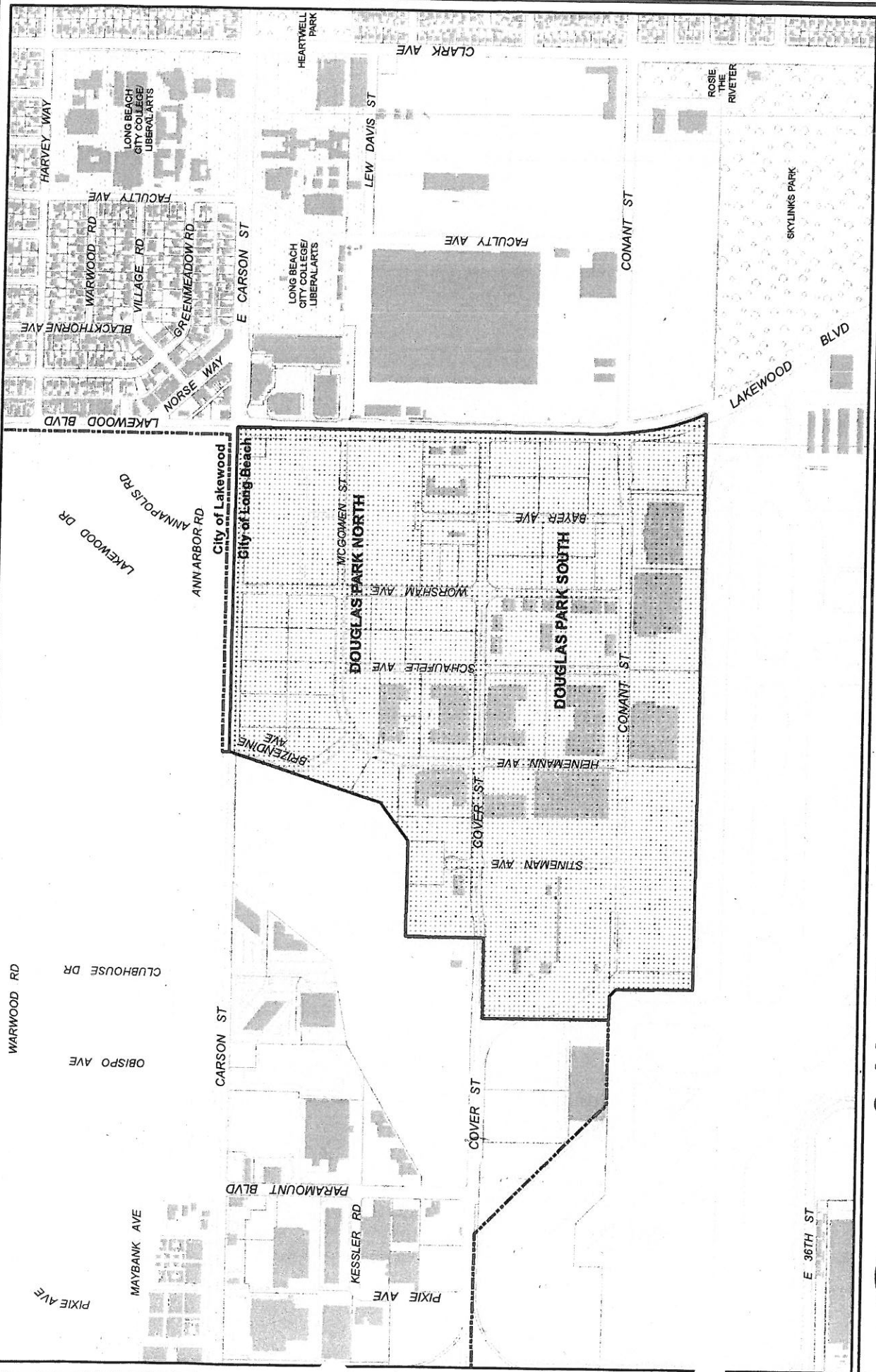


AMY J. BODEK, AICP  
DIRECTOR OF DEVELOPMENT SERVICES

AJB:LFT:ct

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Attachments:    Exhibit A – Location Map  
                         Exhibit B – Development Summary



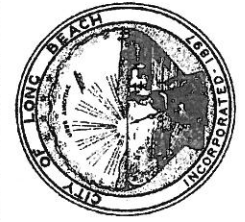
# Exhibit A



**Subject Property:**  
 3855 Lakewood Blvd

**Council District 5**

**Zoning Code : PD-32 (SubArea : 1, 2, 3, 7, 8A, 8B)**  
 (Overlay : Main St, Mixed-Use)



**ANNUAL REVIEW OF COMPLIANCE WITH THE TERMS OF THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT 2015**

12.07.16 cm

DA Ref	Description	Development Agreement Requirement	Itemized Compliance	2015 Work in Progress and Commitment to Perform
<b>Entitlement rights and obligations transferred from Boeing to Sares Regis by Assignment.</b>				
<b>Sares Regis/Boeing Sales Transactions closed 2011 &amp; 2012</b>				
	Off Site Intersection Improvements per Exhibit F of the Development Agreement	Category B - Intersection Improvements and Category D Regional Transportation Improvements. Intersections itemized as follows: Carson / Lakewood, Cover / Lakewood, Conant / Lakewood, Carson / Worsham, Douglas Ctr Drive / Lakewood, Carson / Paramount, DelAmo	84% of the Off Site Intersection Improvements were completed in 2009 ahead of the trigger requirements of Exhibit F. Completed intersections include: Carson / Lakewood, Cover / Lakewood, Conant / Lakewood, Carson / Worsham, Douglas Ctr Drive / Lakewood	Off Site Intersection Improvements completed December 2010. Cherry / N405 on-ramp has been designed and permitting will proceed to meet future trigger requirements in Exhibit F of the Amended and Restated Development Agreement.
1.51 & 2.4.2d	Infrastructure Design North of Cover ReZone Area Phases 4	Phase 4 Infrastructure Plan review and approval - including traffic and utility improvements	<b>"Phase 4 On-Site Roadway Infrastructure"</b> as described per Exhibit E-1 of the Amended and Restated Development Agreement. Boeing Phase 4 infrastructure plans submitted March 2009. Construction to commence 3Qtr 2011 and was completed in 2012. Remaining area of Segment 4 shall be completed by Sares Regis pending property sale and construction approvals.	Remaining area of Segment 4 including McGowan (west of Warsham), Brizendine, and Jansen Green shall be completed by Sares Regis with an anticipated completion date of 3/31/2017.
1.51 & 2.4.2d	Infrastructure Design North of Cover ReZone Area Phases 5	Phase 5 Infrastructure Plan review and approval - including traffic and utility improvements	<b>"Phase 5 On-Site Roadway Infrastructure"</b> as described per Exhibit E-1 of the Amended and Restated Development Agreement.	Segment 5 work shall be completed by Sares Regis pending property sale and construction approvals. Sale of Retail land completed with Burnham Ward Properties in the 4th Quarter 2016. Burnham Ward will complete work with its development
3.3.3.2	Subsequent Discretionary Project Approvals	In order to provide the City with advance notice of upcoming applications for Discretionary Project Permits and Approvals, TBC shall supply to the City a list of the various Discretionary Permits which TBC reasonably anticipates will be requested each year.	1) Quarterly letter with matrix of anticipated Ministerial Permits & Approvals annotating the schedule, 2) Annual compliance letter with matrix. TBC Submitted updated reports in 2014.	POA to submit updates of the anticipated Discretionary Permit and Approvals matrix through 2015.
3.3.3.1	Ministerial Permit & Approval List	In order to provide the City with advance notice of upcoming applications for Ministerial Permits and Approvals, TBC shall supply to the City a list of the various Ministerial Permits which TBC reasonably anticipates will be requested each year.	1) Quarterly letter with matrix of anticipated Ministerial Permits & Approvals annotating the schedule, 2) Annual compliance letter with matrix. TBC submitted updated reports in 2014.	POA to submit updates of the anticipated Discretionary Permit and Approvals matrix through 2015.
8.45	Art and History Program	The project shall include a public art component reflecting the Property's historical significance or other thematic elements important to creating the project's new identity. Project shall submit a Public Art Master Plan.	1) Historical American Engineering Record (HAER) report completed, approved and delivered to agencies as required July 2006, 2) The Douglas Heritage Group has been established, 3) Art Program developed and approved May 2006, 4) Street Names selected and Commercial Gateway landscape completed August 2008, SCE pedestals relocated and power energized January 2011. Douglas Plaza's plan approval is complete; construction will immediately follow City's delivery of an environmentally clean and graded site. Construction complete and open to the public. Obligation to install is transferred to Sares Regis pursuant to sales transaction that closed October 4th, 2012. Transfer document Declaration of Special Land Use Restrictions and Environmental Restrictions Recorded 10.4.2012. Property Owners Association shall own and maintain art elements after installation.	Property Owners Association owns and maintains art elements after installation. Location of artwork has been approved within the Community Open Space of the retail development.
	Amended & Restated Development Agreement		Amended and Restated Development Agreement approved and recorded May 26th, 2010.	Entitlement Assignments of rights and obligations have been transferred by Boeing to Sares Regis pursuant to certain sales transactions completed 2011 & 2012.
	EIR Addendum		EIR Addendum approved September 3, 2009	
2.4.3	CC&R's		1/20/2011 Recorded amended CC&R's to conform with the Amended and Restated Development Agreement	