



# CITY OF LONG BEACH

## DEPARTMENT OF PUBLIC WORKS

333 West Ocean Boulevard • Long Beach, CA 90802 • (562) 570-6383 • FAX (562) 570-6012

January 28, 2003

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

SUBJECT: Review Application and Request Ordinance Authorizing Transportation Improvement Fee Credit for Improvements Associated with the California State University of Long Beach (CSULB) Foundation Technology Park, 2000 West 19<sup>th</sup> Street (District 7)

RECEIVED  
CITY CLERK  
CORONA, CALIF.  
03 JAN 29 PM 3:47

### DISCUSSION

Section 18.17.110 of the Long Beach Municipal Code (Code) permits applicants normally subject to a transportation improvement fee to apply for a credit not to exceed 100 percent of the amount due if the applicant provides specified improvements contained within the transportation improvement plan. The CSULB Foundation has submitted an application requesting a credit of \$190,028.28 in partial consideration of the \$332,869.47 spent by the CSULB Foundation in widening Pacific Coast Highway from Cota Avenue to 19<sup>th</sup> Street in preparation for the construction of the CSULB Foundation Technology Park.

Presently, the CSULB Foundation Technology Park has five buildings under construction totaling 172,748 square feet. The transportation improvement fee for the initial five buildings totals \$190,028.28. The fully built development plan includes seven additional buildings totaling 208,948 square feet, which are yet to be built. Upon completion, the transportation improvement fee for the seven additional buildings will be \$229,842.80, for a grand total of \$419,871.08. At the appropriate time, the CSULB Foundation plans to apply for an additional credit in transportation fees for the balance of the amount spent for the improvements, plus eligible landscape improvement costs which have not yet been determined or incurred.

Pursuant to the Code, the Director of Public Works has reviewed the application and determined that the construction is a transportation improvement listed in the transportation improvement plan within the Traffic Mitigation Program (TMP) and is consistent with project priorities and timing. In addition, the Director of Public Works has reviewed and found reasonable the documentation submitted in support of the value of the improvements.

The Code requires that after review by the Director of Public Works, the Director shall forward his report, incorporated above, the credit application and supporting documentary evidence (see Attachment) to the City Council for a determination of transportation fee credit.

**ADMINISTRATION & PLANNING**  
333 W. Ocean Blvd., 9<sup>th</sup> Floor  
Long Beach, CA 90802  
Ph. (562) 570-6383  
Fax (562) 570-6012

**AIRPORT**  
4100 Donald Douglas Dr.  
Long Beach, CA 90808  
Ph. (562) 570-2600  
Fax (562) 570-2601

**ENGINEERING**  
333 W. Ocean Blvd., 9<sup>th</sup> Floor  
Long Beach, CA 90802  
Ph. (562) 570-6771  
Fax (562) 570-6012

**PUBLIC SERVICE**  
1601 San Francisco Ave.  
Long Beach, CA 90813  
Ph. (562) 570-2700  
Fax (562) 570-2792

**TRAFFIC & TRANSPORTATION**  
333 W. Ocean Blvd., 10<sup>th</sup> Floor  
Long Beach, CA 90802  
Ph. (562) 570-6331  
Fax (562) 570-7161

HONORABLE MAYOR AND CITY COUNCIL

January 28, 2003

Page 2

If the City Council determines that a transportation improvement fee credit is due, said decision shall be confirmed by ordinance and shall be incorporated in a contract between the applicant and the City.

This item was reviewed by Deputy City Attorney Lisa Malmsten on January 15, 2003 and Budget Bureau Manager Mike Killebrew on January 9, 2003.

TIMING CONSIDERATIONS

City Council action on this item is requested on January 28, 2003, in order to facilitate the completion of this project.

FISCAL IMPACT

The CSULB Foundation owes, at this time, a total of \$190,028.28 in transportation improvement fees, based on 172,748 total square footage of five buildings being constructed. A credit of \$190,028.28 will offset the payment of fees by the developer, in partial consideration of \$332,869.47 in transportation improvements constructed by the CSULB Foundation on Pacific Coast Highway from Cota Avenue to 19<sup>th</sup> Street.

**IT IS RECOMMENDED THAT THE CITY COUNCIL:**

1. Find that a transportation improvement fee credit in the amount of \$190,028.28 is due to the California State University Long Beach Foundation in accordance with Section 18.17.110 of the Long Beach Municipal Code.
2. Request the City Attorney to prepare an ordinance confirming the transportation improvement fee credit.
3. Authorize the City Manager to execute a contract with the CSULB Foundation granting a transportation improvement fee credit in the amount of \$190,028.28 in consideration of transportation improvements constructed on Pacific Coast Highway from Cota Avenue to 19<sup>th</sup> Street.

Respectfully submitted,



EDWARD K. SHIKADA  
DIRECTOR OF PUBLIC WORKS

EKS:SG:kr/100-1  
Attachment

APPROVED:

  
GERALD R. MILLER  
ACTING CITY MANAGER

TRANSPORTATION IMPROVEMENT FEE  
CREDIT APPLICATION

(Please Type)

1. Date Submitted: 8/25/04  
Has a prior application been submitted: Yes x No \_\_\_\_\_  
(4/18/01)

2. Applicant Name/Mailing Address: \_\_\_\_\_  
~~Mo Tidemanis, Director of Property Development~~ Business Phone: \_\_\_\_\_  
6300 State University Dr., Suite 260 (562) 985-8489  
Long Beach, CA 90815 Fax Number: \_\_\_\_\_  
\_\_\_\_\_ (562) 985-2308

3. Applicant is: Owner x Developer \_\_\_\_\_ Agent \_\_\_\_\_ Other: \_\_\_\_\_

If Agent or Other state name of principal and relationship:

N/A

Name of person to contact: N/A

Title: \_\_\_\_\_ Phone: ( ) \_\_\_\_\_

4. Name/Address of parent company, affiliate, partnership or entity, if different from above:

N/A

5. Former firm name(s), if any, and years operated under that name:

Name: N/A Years \_\_\_\_\_

Name: \_\_\_\_\_ Years \_\_\_\_\_

6. Name and location of development project  
(on a building-by-building basis)

Permit No(s):  
(indicate if none)

California State University Long Beach  
Technology Park

Permit #'s not yet assigned

Phase 2: Building 7, 2121 & 2131 Technology Place

Building 8, 2180 & 2120 Technology Place

City Plan check #'s: (Project#)

CA03782 - Building 7

0407050 Building 8

3

Please indicate basis for credit request and type of development improvements proposed to be made for credit:

~~We (the Owners) have funded and completed the widening of Pacific Coast Highway along the entire frontage of our project. Since this widening is on the City's Traffic Improvements Master Plan, our costs are eligible for a credit. Requested credit includes design engineering (including entitlements & staking), construction, construction management, and landscaping.~~

Please indicate whether the proposed transportation improvement represents new improvements to the City or represents a change to the City's existing infrastructure:

~~The widening of Pacific Coast Highway that we have completed represents a (master planned) change to the City's existing infrastructure.~~

Please attach an Itemized Cost Breakdown by design component for each proposed improvement project. (see attached summary & detail)

0. If this application does not involve proposed construction by the applicant, please indicate the nature of the contribution made by the applicant against the Transportation Improvement Fee otherwise due: (i.e. Escrow payment to the City for construction off participation in an Assessment District for the construction of; or cash contribution) N/A
1. Please attach drawing plans, location map, and any other supporting documentary evidence to Application. (Improvement Plans attached)

Mail or deliver this Application to:

City of Long Beach  
Department of Public Works, Engineering Bureau  
Attention: Edward T. Putz, City Engineer  
333 West Ocean Boulevard, Ninth Floor  
Long Beach, California 90802

Mail or deliver this Application to:

City of Long Beach  
Department of Public Works, Traffic & Transportation Bureau  
Attention: Sumire Gant, Acting Manager  
Traffic & Transportation Bureau  
333 West Ocean Boulevard, Tenth Floor  
Long Beach, California 90802

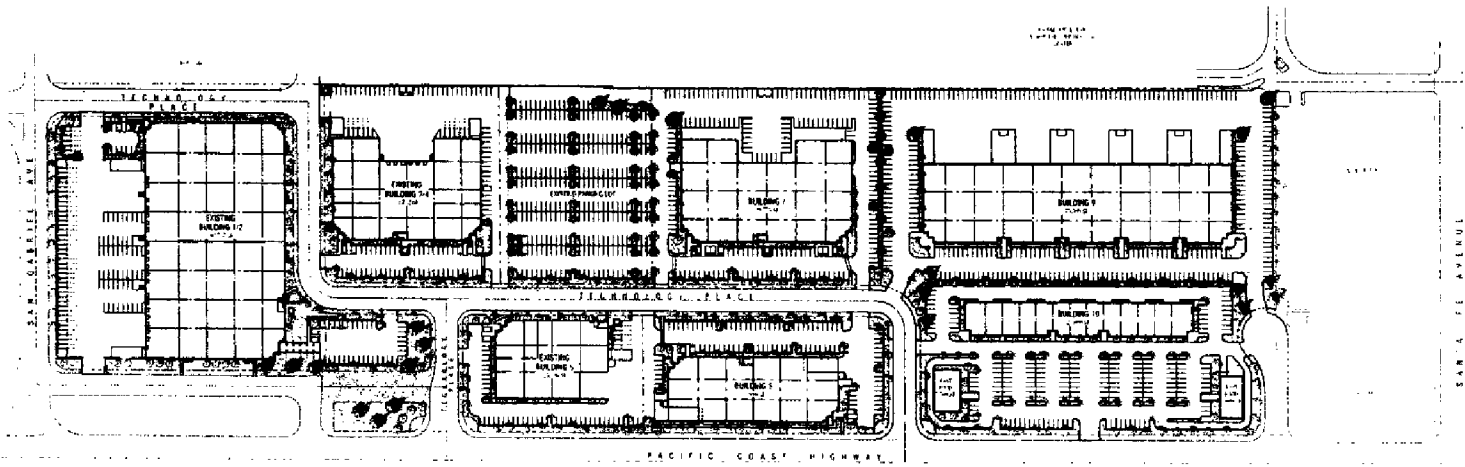
Applicant submits this request for Transportation Improvement Fee Credit with the understanding that final determination of whether a credit is allowed shall be made by the City Council following submission of all necessary supporting documentation to the Director of Public Works.

Applicant shall be responsible to provide all necessary insurance and/or guarantees of performances associated with said improvements.

Applicant declares under penalty of perjury under the laws of the State of California that all information, plans and costs submitted by Applicant are true and correct.

8/25/04  
Date

M. Tidemanis  
Signature  
M. TIDEMANIS  
Type or print name



**CSULB TECHNOLOGY PARK**  
 SCALE: 1" = 80'-0"

MASTER SITE PLAN  
 SCHEME 8-2  
 LONG BEACH, CALIFORNIA

**RGA**  
 Office of Architectural Design  
 WATT LONG BEACH, LLC  
 CSULB FOUNDATION