

# C-13

September 19, 2023

HONORABLE MAYOR AND CITY COUNCIL  
City of Long Beach  
California

## RECOMMENDATION:

Find that all requirements of the final tract map to re-subdivide parcels creating nine (9) lots at 3855 North Lakewood Boulevard have been met; approve the final tract map for Tract Map No. 61252-3; authorize the City Manager, or designee, to execute subdivision agreements, and;

Accept Planning Commission findings and determine that the project is within PD-32 and has been previously analyzed as part of the previously-certified PacifiCenter Program Environmental Impact Report (PEIR) Addendum (State Clearinghouse No. 2001051048) and no further environmental review pursuant to CEQA Guidelines Section 15162 is required. (District 5)

## DISCUSSION

In accordance with Long Beach Municipal Code Chapter 20.16, State of California Government Code Section 66458, and applicable local subdivision ordinances and subsequent rulings, a final subdivision map conforming to State Subdivision Map Act requirements shall be approved by the City Council. The subdivider, Douglas Park Associates IV, LLC, provided a map to subdivide for the construction of eight light industrial tilt-up buildings ranging in size from 38,000 square-feet to 188,000 square feet, totaling 947,084 square feet, located at 3855 Lakewood Boulevard in Subarea 8B of the Douglas Park South Planned Development District.

The Public Works Department submits the duly certified final Tract Map No. 61252-3 (Attachment A), which is in conformance with the conditions and requirements placed on the tentative map approved by the City Planning Commission and finalized on October 7, 2004 (Attachment B), and requests approval of Tract Map No. 61252-3 for this development.

Subdivision agreements providing for this development's offsite improvements are secured in the Douglas Park Development Agreement, which was originally established by the Mc Donnell Douglas Corporation and includes Tract No.'s 61252-1, and 61252-2 (Attachment C), which was approved by City Council on December 14, 2004 (Attachment D). Survey monumentation Bonds and Agreements have been prepared specific for this site to secure the monumentation requirements. The Public Works Department requests the City Council authorization to execute the subdivision agreements.

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, projects within PD-32 were previously analyzed as part of the previously certified PacificCenter Program Environmental Impact Report (PEIR) Addendum (State Clearinghouse No. 2001051048). The proposed project falls within the total square-feet and anticipated levels of development and thus no additional environmental review is required for Tract Map 61252-3. See Planning Commission Staff Report dated March 17, 2022 (Attachment E).

This matter was reviewed by Deputy City Attorney Vanessa S. Ibarra on August 30, 2023 and by Budget Management Officer Nader Kaamouh on August 31, 2023.

### TIMING CONSIDERATIONS

City Council action is being requested on September 19, 2023, to allow for a timely completion of the development.

### LEVINE ACT

This item is subject to the Levine Act. The Mayor, Councilmembers, and Commissioners who have received a contribution of more than \$250 within 12 months prior from a party, participant, or their representatives involved in this proceeding may do either of the following: (1) disclose the contribution on the record and recuse themselves from this proceeding; OR (2) return the portion of the contribution that exceeds \$250 within 30 days from the time the elected official knew or should have known about the contribution and participate in the proceeding.

All parties, participants, and their representatives must disclose on the record of this proceeding any contribution of more than \$250 made to the Mayor or any Councilmembers within 12 months prior to the date of the proceeding. The Mayor, Councilmembers, and Commissioners are prohibited from accepting, soliciting, or directing a contribution of more than \$250 from a party, participant, or their representatives during a proceeding and for 12 months following the date a final decision is rendered.

### FISCAL IMPACT

A subdivision processing fee of \$8,867 was deposited in the General Fund Group in the Public Works Department. This recommendation has no staffing impact beyond the normal budgeted scope of duties and is consistent with existing City Council Priorities. There is no local job impact associated with this recommendation.

HONORABLE MAYOR AND CITY COUNCIL

September 19, 2023

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SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



ERIC LOPEZ  
DIRECTOR OF PUBLIC WORKS

APPROVED:



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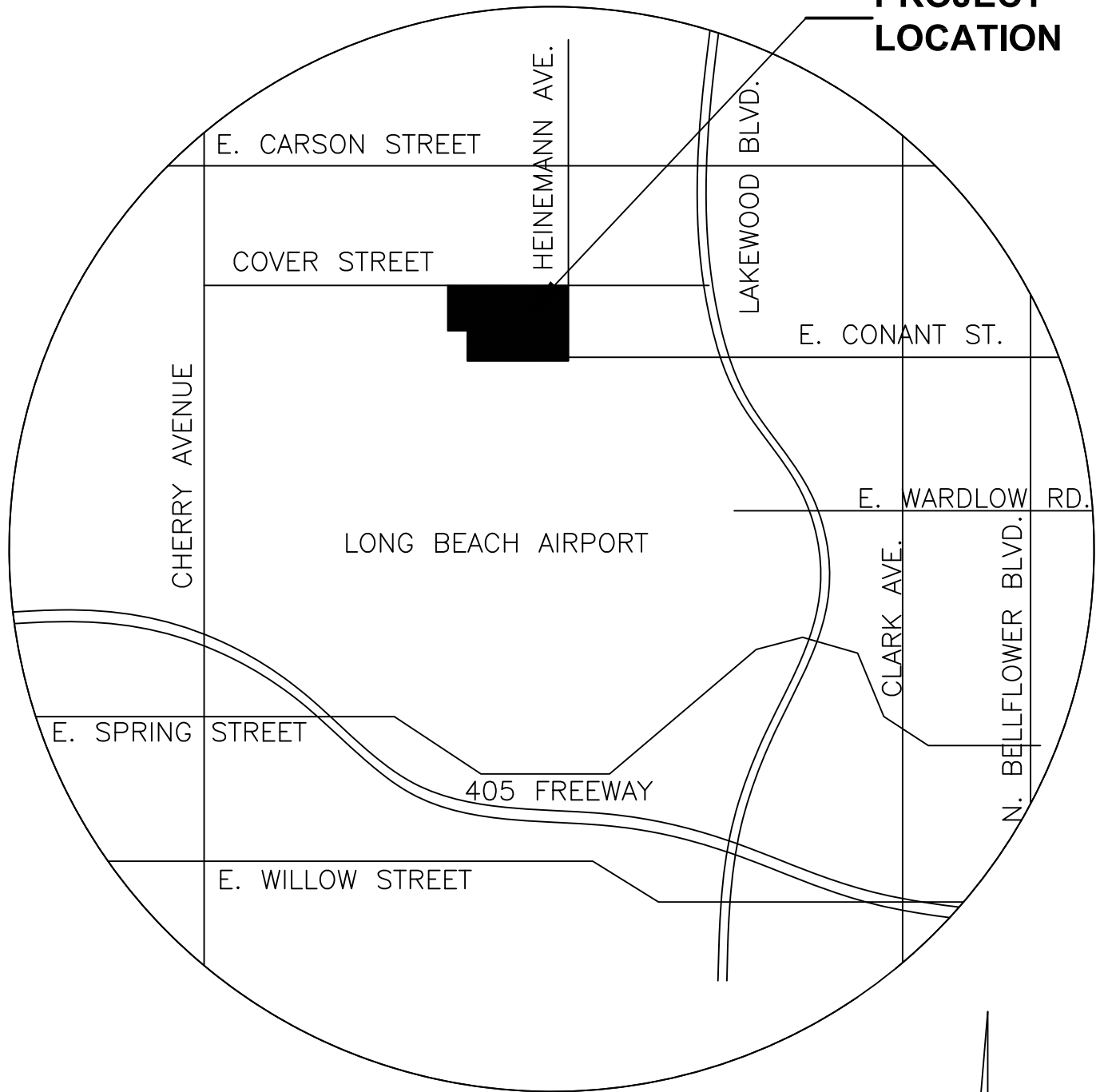
THOMAS B. MODICA  
CITY MANAGER

ATTACHMENTS:

- A – VICINITY MAP
- B – PLANNING COMMISSION MINUTES FROM OCTOBER 7, 2004
- C – TENTATIVE MAP OF TRACT No. 61252-1, 61252-2, 61252-3
- D – CITY COUNCIL MINUTES FROM DECEMBER 14, 2004
- E – PLANNING COMMISSION STAFF REPORT FROM MARCH 17, 2022

# Attachment A

**PROJECT  
LOCATION**



## **VICINITY MAP**

NO SCALE

CITY OF LONG BEACH - CALIFORNIA  
DEPARTMENT OF PUBLIC WORKS, ENGINEERING BUREAU

**TRACT MAP 61252-3  
3855 LAKEWOOD BOULEVARD  
SOUTH OF COVER STREET AND WEST OF HEINEMANN AVENUE**

**C I T Y P L A N N I N G C O M M I S S I O N M I N U T E S**

**O C T O B E R 7, 2 0 0 4**

The regular meeting of the City Planning Commission convened Thursday, October 7, 2004, at 1:33pm in the City Council Chambers, 333 W. Ocean Boulevard.

**PRESENT: COMMISSIONERS:** Charles Winn, Charles Greenberg, Morton Stuhlbarg, Matthew Jenkins, Mitch Rouse, Leslie Gentile

**ABSENT: EXCUSED:** Nick Sramek

**CHAIRMAN:** Morton Stuhlbarg

**STAFF MEMBERS PRESENT:** Fady Mattar, Acting Director  
Greg Carpenter, Planning Manager  
Angela Reynolds, Advance Planning Officer  
Joe Recker, Planner

**OTHERS PRESENT:** Mike Mais, Assistant City Attorney  
Amy Bodek, Project Development Bureau Manager  
Mark Christoffels, City Engineer  
Dave Roseman, City Traffic Engineer  
Marcia Gold, Minutes Clerk

**P L E D G E O F A L L E G I A N C E**

Commissioner Greenberg led the pledge of allegiance.

**M I N U T E S**

The minutes of July 15, 2004 and September 2, 2004 were approved on a motion by Commissioner Winn, seconded by Chairman Stuhlbarg and passed 6-0. Commissioner Sramek was absent.

**S W E A R I N G O F W I T N E S S E S**

**R E G U L A R A G E N D A**

- 1. **Case No. 0404-13, EIR 36-02**

Applicant: Boeing Realty Company  
Subject Site: 3855 Lakewood Boulevard (Council Dist. 5)

# Attachment B

Description: Certification of EIR (State Clearinghouse No. 2001051048), request for approval of a Development Agreement, Vesting Tentative Map, Rezoning, General Plan Amendments, and adoption of Design Guidelines to subdivide the former McDonnell-Douglas Aircraft Manufacturing Plant in order to allow mixed-use development of the site.

Dee Dee Soto, Project Manager, Boeing Realty Corporation, 4900 E. Conant Street, gave a slide presentation outlining the evolution and scope of the Douglas Park Community and their goals to revitalize the property and leave a legacy, while attracting high-quality jobs to the area, addressing community concerns and looking for ways to benefit the entire City and region.

Joe Magaddino, Chair, Department of Economics, Cal State Long Beach, gave an in-depth economic analysis of the area and how it has influenced the land use decisions made during the development of the proposed mixed-use project.

Ken Nilmeier, Senior Associate Planner, McLarand Vasquez Emsiek & Partners, Inc., project architects, discussed the regional significance of the site and presented an overview of the master plan which includes 161 community acres, 87 residential acres and 13 recreational acres, all designed to compliment and be compatible with the surrounding area. Mr. Nilmeier also mentioned that of the planned homes, 1000 would be for sale and 400 for rent, and that there would be an internal bike path linked to the citywide system.

Dee Dee Soto talked about the public benefits of the project, including the construction of a new park and a large contribution to the school district towards the construction of a downtown school. Ms. Soto also played a video that outlined the overarching goals of the project and the developers' vision.

In response to a query from Vice Chairman Jenkins, Ms. Soto stated that the name had been changed to Douglas Park in response to the community's desire that it be a reflection of the area's history.

Commissioner Winn said he was impressed with the project and feels it will be successful, noting that housing was the key element to future success. Mr. Winn added that he still didn't understand the commercial aspect of the project, and asked if it was still build-to-suit only. Ms. Soto replied that if desired,

# Attachment B

they would offer the land to corporations to build a campus-type facility.

Amy Bodek, Manager, City of Long Beach Project Development Bureau, showed a power point presentation explaining the project phasing requirements; public improvements; parks and open space; off-site transportation improvements and the affordable housing component. Ms. Bodek also summarized the development agreement including the City's obligations and benefits.

Angela Reynolds introduced Stephanie Eyestone-Jones, Principal, PCR, 233 Wilshire Blvd., Suite 130, Santa Monica, who gave an overview of the EIR and subsequent analyses of housing, the impact on schools, air quality, noise, the adjacent airport and traffic, plus a brief discussion of the development standards and design guidelines.

Mark Hagman, PCR Services Corporation, Principal Engineer, discussed the air quality and noise hazards sections of the EIR.

Sam Ross, Crain and Associates, project traffic engineer, discussed the state-of-the-art traffic study that had been done on the project and that due to the mixed-use style of the project, it would actually generate less traffic; therefore, the mitigation measures were greater than needed.

Ms. Eyestone-Jones brought up the unavoidable impacts of the project, both short-term during construction and long-term.

Greg Carpenter listed the overarching goals and basic design framework of the project plus specific land uses. Mr. Carpenter also discussed how the project would be implemented, and how the City, through the Commission, would control future development and insure the developers delivered on their promises.

Joe Recker outlined the specific development standards and design guidelines and what the City could expect to see as the site is developed.

In response to a query from Commissioner Greenberg regarding temporary vs. permanent occupancy permits, Mr. Carpenter said that the recommendations could be amended to clarify those definitions. Mr. Greenberg also expressed concern that the project was exempt from zoning changes for 20 years, during which time there could be significant improvements in 'green' building techniques, which could be a long-term disadvantage to the developer.

# Attachment B

Gary Hunt, Boeing representative, said they would accept an amendment to reflect that they would comply with any 'green' ordinances that the City might put in place for future construction on the site as long as those ordinances were uniformly applied to the whole City.

Commissioner Rouse said he understood that in the project the housing would be a net user of general funds, and the commercial area would be a net contributor. Ms. Bodek confirmed this and added that there would be a residual break-even on revenues contributed vs. the service costs required at first, and at full build out, commercial would actually be a fiscal generator for the project.

Karen Ashikeh LaMantia, 341 Bonito, representing the Eco-Lake Group, applauded the overall plan but expressed concern that the project did not fully address solar and alternative energy resources.

Jon Conk, Project Manager, Boeing Realty Corporation, 4900 E. Conant St., noted that energy-conserving sustainability features like reclaimed water and solar energy had already been added to the design guidelines.

Jim Oberst, 9871 Alondra Blvd. #5, mentioned 'photo-voltaic' energy as the wave of the eco-friendly future, and suggested the developer look into the cost-saving technique.

Matt Kinley, 785 Havana Avenue, representing the Long Beach Chamber of Commerce, said that the group was in favor of the project and welcomed the economic benefits and housing opportunities it would bring to the City and region.

Josh Butler, 2750 E. Spring Street, representing the Long Beach Trust Fund Coalition, also expressed support for the project because of the affordable housing component.

Jack Gonsalves, 5050 Clark Avenue, Lakewood, representing the City of Lakewood, said they were satisfied that the final EIR adequately addressed the issues and concerns raised by Lakewood during the process. Mr. Gonsalves said he hoped the project MOU would address overall traffic mitigation, which at this point was limited to the immediate project area, and asked that Lakewood Water Resources be included as a monitoring agency for the reclaimed water on the site.



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Steve Ross, 3765 Gundry Avenue, California Heights representative, also expressed support for the project's mixed-use urban development in the existing infrastructure, which they felt was the right response to growth pressure in the region.

John Royce, 3601 Olive Avenue, representative, California Heights Neighborhood Association and Western Area Task Force, agreed that mixed-use development was appropriate and with its inherent community interaction would attract a higher quality of employer and employee to the area. Mr. Royce said he felt the airport noise on site would be louder than expected.

Carol Soccio, 3926 Rose Avenue, lauded the developer and advisory committee for their community outreach and commended the developer for making positive changes in the residential types, environment issues, street design and recognition of local history, which she felt would attract higher paying jobs.

Candy Robinson, 2711 E. Spring Street, said she was against the project because she didn't think it was consistent with land use plans near the airport, and she presented documents to the Commission to support her contention that the proximity of the airport would create noise issues for new residents and navigation problems for airlines.

Herbert A. Levi, 5153 Hanbury Street, said he thought the project would be a 'win-win' situation for the City, with room for more kids at schools and a reduction in busing; more money to the General Fund; and a vibrant live-work community to attract high-quality talent to the City economy. Mr. Levi said he didn't think airport noise would be a problem given increasingly sophisticated noise reduction technology in airplanes.

David Neary, 2801 E. Spring Street, expressed support for the project, citing the developer's integration of neighborhood comments into the final design, and saying he felt that the mitigation efforts on schools and traffic tipped the scale in the economic favor of the City.

John Hines, 2270 Gale Avenue, said he felt that the whole area should be a park because it was too close to the airport.

Commissioner Rouse expressed his support for the development, lauding the staff for working with Boeing to bring the project into proper proportions. He noted that much of the originally industrial area had been turned into residential after much

# Attachment B

compromise on Boeing's part. Mr. Rouse agreed that photo-voltaics would become economically feasible, and suggested that some energy mitigation measures be adopted for the large project.

In response to a query from Commissioner Greenberg regarding FAA response to the EIR, Mr. Mais said that design changes had been made to the project as a result of an earlier FAA letter that then satisfied their initial concerns about the Runway Protection Zones (RPZ).

Jon Conk, Project Manager, Boeing Realty, noted that the RPZ at the end of runway 16L which aligned with the project was used only rarely by small aircraft, and that there were no buildings whatsoever in that specific zone. He added that all project plans had been reviewed previously by the FAA, and with the suggested runway re-stripping, had met with their approval.

Commissioner Winn observed that the Commission rarely saw so many positive comments on such a large project, which he felt was a result of the hard work on the part of the area residents, Boeing and the staff.

Commissioner Winn then moved to:

1. Certify the Environmental Impact Report 36-02 and to adopt a Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program;
2. Recommend that the City Council adopt an ordinance to authorize the execution of the Douglas Park Development Agreement by the City Manager on behalf of the City;
3. Recommend that the City Council adopt a resolution to establish a fee for the annual review of a development agreement;
4. Recommend that the City Council adopt the proposed amendments to the Douglas Aircraft Planned Development (PD-19) Ordinance;
5. Recommend that the City Council adopt the rezoning of the site from Douglas Aircraft Planned Development (PD-19) and CCA (Community Automobile-oriented District) to Douglas Park Planned Development (PD-32);
6. Recommend that the City Council adopt the Douglas Park Planned Development (PD-32) Ordinance;
7. Continue the PD-32 Design Guidelines to the November 4, 2004 meeting;

# Attachment B

8. Approve the Vesting Tentative Tract Map No. 61252, subject to conditions;

9. Recommend that the City Council adopt a resolution to amend the Land Use, Transportation and Noise Elements of the General Plan and the Bicycle Master Plan;

10. Recommend that the City Council adopt the proposed amendments to Section 21.37.020, 21.29.090 and the Noise District Map of Section 8.80.160 of the Municipal Code;

11. Make minor non-substantive changes as noted by staff, with Commissioner-recommended changes to the conditions of approval to create a more specific definition of the COO, and to address sustainability and 'green' building code issues.

Commissioner Jenkins seconded the motion.

Commissioner Jenkins thanked Boeing for rising to the challenge of the project and participating in community meetings. He said it would be a great 'show-off' project for Long Beach and bring good publicity to the City.

Commissioner Gentile added that Boeing's urban design efforts and collaboration with the City were good examples of great success and a strong influence on future projects regardless of scale.

Commissioner Greenberg announced he was impressed with the comprehensive presentation by Boeing and its consultant, and that it was a classic example of a perfect union between applicant and staff.

Commissioner Rouse added that he and Commissioners Winn and Greenberg had visited the site to listen to the airport noise, and that for some reason, the noise was greater in the existing neighborhood than on the project area.

The question was called and the motion passed 6-0. Commissioner Sramek was absent.

## **M A T T E R S   F R O M   T H E   A U D I E N C E**

There were no matters from the audience.

## **M A T T E R S   F R O M   T H E   D E P A R T M E N T   O F P L A N N I N G   A N D   B U I L D I N G**

# Attachment B

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There were no matters from the Department of Planning and Building.

## **M A T T E R S   F R O M   T H E   P L A N N I N G C O M M I S S I O N**

There were no matters from the Planning Commission.

## **A D J O U R N**

The meeting adjourned at 5:10pm.

Respectfully submitted,

Marcia Gold  
Minutes Clerk



# Attachment C

## VESTING TENTATIVE TRACT MAP NO. 61252

APPROVED DECEMBER 14, 2004

### LEGAL DESCRIPTION

PORTIONS OF LOTS 36, 40, 41, 42, 46, 51, AND 52, AND BRISTLE STATION ROAD AND A PORTION OF LAKEWOOD INDUSTRIAL, FORMERLY DIVISIONS APPROVED, NOW VACATED AND ABANDONED, AS SHOWN ON MAP OF TRACT NO. 5094, IN THE CITY OF LONG BEACH, COUNTY OF LONG BEACH, STATE OF CALIFORNIA, PER MAP RECORDED IN BOOK 171 PAGES 24 TO 30 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

### GENERAL NOTES

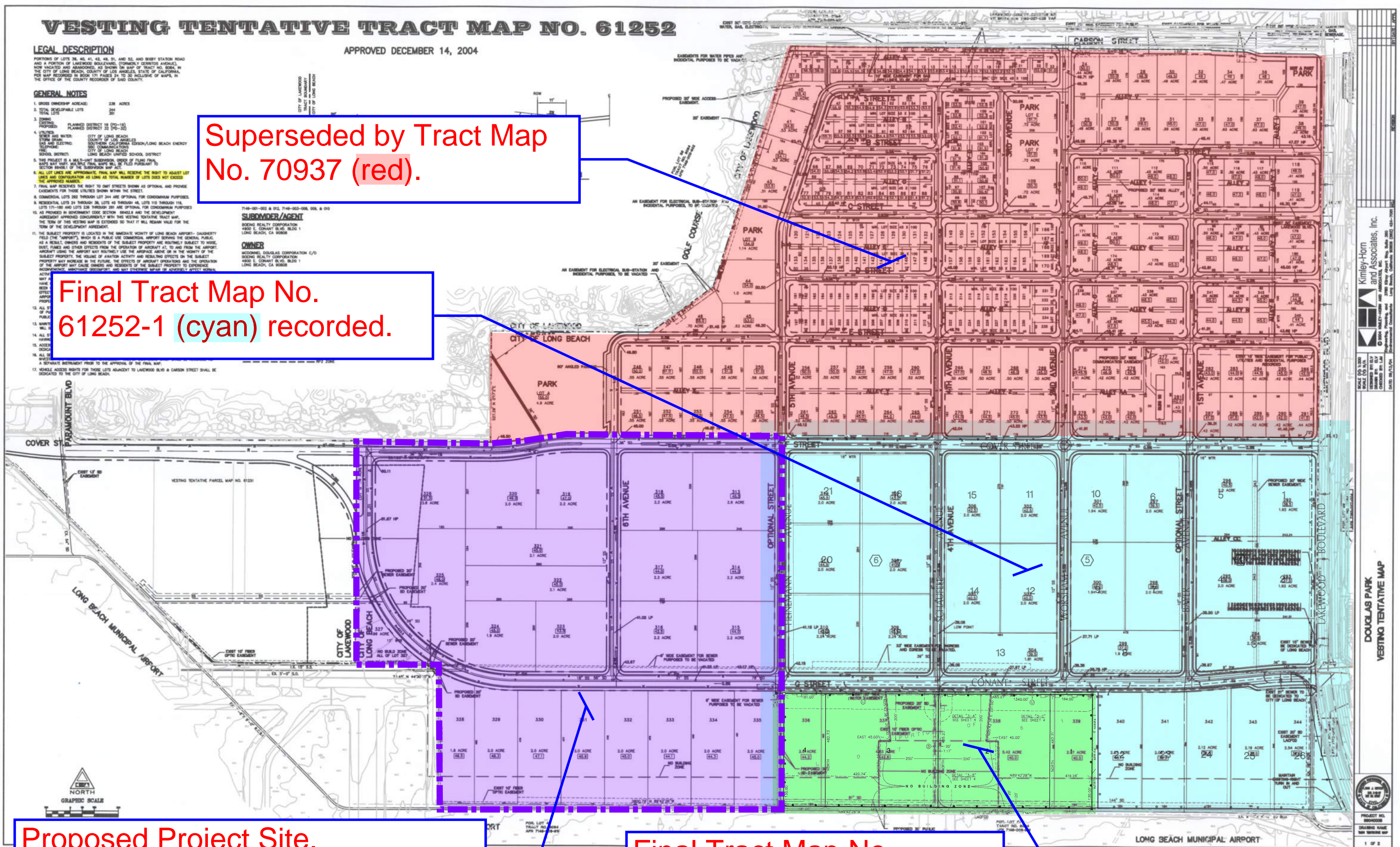
1. GROSS DEVELOPMENT AREA: 236 ACRES
2. TOTAL DEVELOPMENT LOTS: 351
3. ZONING: PLANNED DISTRICT 18 (PD-18)
4. UTILITIES: WATER: CITY OF LONG BEACH; GAS AND ELECTRIC: SOUTHERN CALIFORNIA Edison/Long Beach Energy; TELEPHONE: SBC COMMUNICATIONS; SCHOOL DISTRICT: LONG BEACH UNIFIED SCHOOL DISTRICT
5. THIS PROJECT IS A MULTI-PHASE SUBDIVISION. OWNER OF PLANS FILED HEREIN MAY HAVE SECURED FINAL MAPS TO BE FILED PURSUANT TO SECTION 56061 OF THE SUBDIVISION MAP ACT.
6. ALL LOT LINES AND APPROXIMATE FINAL MAP WILL RESERVE THE RIGHT TO ADJUST LOT LINES AND CONFIGURATION AS LONG AS TOTAL NUMBER OF LOTS DOES NOT EXCEED THE APPROVED NUMBER.
7. FINAL MAP RESERVES THE RIGHT TO OUST STREETS SHOWN AS OPTIONAL AND PROVIDE EASEMENTS FOR THOSE UTILITIES SHOWN WITHIN THE STREET.
8. COMMERCIAL LOTS 202 THROUGH LOT 244 ARE OPTIONAL FOR CONDOMINIUM PURPOSES.
9. RESIDENTIAL LOTS 24 THROUGH 36, LOTS 40 THROUGH 46, LOTS 110 THROUGH 116, LOTS 171-180 AND LOTS 238 THROUGH 291 ARE OPTIONAL FOR CONDOMINIUM PURPOSES.
10. PROVISIONS IN GOVERNMENT CODE SECTION 56000 AND THE DEVELOPMENT AGREEMENT APPROVED CONCURRENTLY WITH THIS VESTING TENTATIVE TRACT MAP, THE TERM OF THIS VESTING MAP IS EXTENDED SO THAT IT WILL REMAIN VALID FOR THE TERM OF THE DEVELOPMENT AGREEMENT.
11. THE SUBJECT PROPERTY IS LOCATED IN THE IMMEDIATE VICINITY OF LONG BEACH AIRPORT - GAUGHERY FIELD (THE "AIRPORT"), WHICH IS A PUBLIC USE COMMERCIAL AIRPORT SERVING THE GENERAL PUBLIC. AS A RESULT, OWNERS AND RESIDENTS OF THE SUBJECT PROPERTY ARE SOLELY SUBJECT TO NOISE, DUST, Fumes AND OTHER EFFECTS FROM THE OPERATION OF AIRCRAFT AT, TO AND FROM THE AIRPORT. AIRCRAFT USING THE AIRPORT MAY ROUTINELY USE THE AIRSPACE ABOVE OR IN THE VICINITY OF THE SUBJECT PROPERTY; THE VOLUME OF AIRCRAFT ACTIVITY AND RESULTING EFFECTS ON THE SUBJECT PROPERTY MAY INCREASE IN THE FUTURE. THE EFFECTS OF AIRCRAFT OPERATIONS AND THE OPERATION OF THE AIRPORT MAY CAUSE OWNERS AND RESIDENTS OF THE SUBJECT PROPERTY TO EXPERIENCE INCONVENIENCE, ANNOYANCE, DISCOMFORT, AND MAY OTHERWISE IMPAIR OR ADVERSELY AFFECT NORMAL ACTIVITY THEREON. MAY NAME, BEAR EFFECT, BEING PROPOSED.
12. ALL STREETS SHALL BE PUBLIC.
13. MAINTENANCE SHALL BE THE DUTY OF THE CITY OF LONG BEACH.
14. ALL STREETS SHALL BE OPEN TO TRAFFIC.
15. ALL STREETS SHALL BE OPEN TO TRAFFIC.
16. A SEPARATE INSTRUMENT PRIOR TO THE APPROVAL OF THE FINAL MAP.
17. VEHICLE ACCESS RIGHTS FOR THESE LOTS ADJACENT TO LAKEWOOD BLVD AND CARSON STREET SHALL BE DEDICATED TO THE CITY OF LONG BEACH.

Superseded by Tract Map No. 70937 (red).

Final Tract Map No. 61252-1 (cyan) recorded.

Proposed Project Site. Tract Map No. 61252-3 or 61252? (purple).

Final Tract Map No. 61252-2 (green) recorded.



Kimley-Horn and Associates, Inc.

DOUGLAS PARK VESTING TENTATIVE MAP

PROJECT NO. 04-001-001  
DRAWING NO. 104-001-001-001  
1 OF 2



## Attachment D

CITY OF LONG BEACH  
CITY COUNCIL AGENDA

Bonnie Lowenthal, 1st District  
 Dan Baker, 2nd District  
 Frank Colonna, 3rd District  
 Patrick O'Donnell, 4th District

Gerald R. Miller, City Manager  
 Larry G. Herrera, City Clerk



Beverly O'Neill, Mayor

TUESDAY, DECEMBER 14, 2004  
 COUNCIL CHAMBER, 5:00 P.M.

Jackie Kell, Vice Mayor, 5th District  
 Laura Richardson, 6th District  
 Tonia Reyes Uranga, 7th District  
 Rae Gabelich, 8th District  
 Val Lerch, 9th District

Robert E. Shannon, City Attorney

**PRESENTATION OF KEY TO THE CITY TO OLYMPIC GOLD MEDALIST MISTY MAY**

**2004 INTERNATIONAL ECONOMIC DEVELOPMENT COUNCIL (IEDC)  
 AWARD RECOGNITION**

**HEARINGS:**

1. **ADVISORY BODY: PLANNING COMMISSION**

**SUBJECT:** Douglas Park Development Agreement, amend General Plan, rezone former McDonnell-Douglas aircraft manufacturing plant at 3855 Lakewood Boulevard, and consider, on appeal the Planning Commission's action to approve Tentative Map No. 21626 and certify Environmental Impact Report (State Clearinghouse No. 2001051048) and Statement of Overriding Considerations and Mitigation Monitoring Plan. (District 5) (Resolution recertifying that the Final Environmental Impact Report for the Douglas Park Project [formerly known as Pacificcenter@LongBeach] located generally between Carson Street on the north, Long Beach Municipal Airport on the south and southwest, Lakewood Boulevard on the east, and the Lakewood Country Club and Long Beach Municipal Airport on the west [SCH2001051048] has been completed in accordance with the provisions of the California Environmental Quality Act and State and local guidelines, making certain findings and determinations relative thereto; adopting a Statement of Overriding Considerations; and adopting a Mitigation Monitoring and Reporting Program.) (Ordinance amending the Use District Map of the City of Long Beach as said map has been established and amended by amending portions of Part 17 and 24 of said map from CCA [Community Automobile-Oriented District] and PD-19 [Douglas Aircraft Planned Development District] to PD-32 [Douglas Park Planned Development District] for property located at 3855 Lakewood Boulevard, in the City of Long Beach [RZ-0404-13].) (Ordinance amending and restating the Douglas Aircraft Planned Development District [PD-19].) (Ordinance establishing the Douglas Park Planned Development District [PD-32].) (Ordinance amending the Long Beach Municipal Code by amending Section 8.80.160 by amending the Noise District Map; and by amending Section 21.29.090 and Section 21.37.020 by adding No. 32 – Douglas Park [Planned Development District].) (Ordinance approving application for a development agreement in the vicinity of Lakewood Boulevard and Carson Street pursuant to Chapter 21.29 of the Long Beach Municipal Code, directing the City Attorney to prepare a development agreement embodying the application and authorizing and directing the City Manager to execute, on behalf of the City, a development agreement with McDonnell Douglas Corporation for the Douglas Park Project.) (Resolution confirming, readopting and amending filing fees for the administration of the various provisions of the Planning, Zoning, Subdivision and Environmental Regulations of the City of Long Beach [2004].) (Resolution adopting, after public hearing, amendments to the Land Use, Noise and Transportation Elements of the General Plan and the Bicycle Master Plan of the City of Long Beach relating to Douglas Park.)

## SUGGESTED ACTION:

Receive supporting documentation into the record and conclude the hearing.

Overrule the appeal, sustain the decision of the Planning Commission and adopt resolution re-certifying Environmental Impact Report (State Clearinghouse No. 2001051048) and adopt a Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program;

Overrule the appeal and sustain the decision of the Planning Commission to approve Vesting Tentative Tract Map No. 61252, subject to conditions;

Declare ordinance to rezone the site from Douglas Aircraft Planned Development (PD-19) and CCA (Community Automobile-Oriented District) to Douglas Park Planned Development (PD-32) read the first time and laid over to the next regular meeting of the City Council for final reading;

Declare ordinance to amend the Douglas Aircraft Planned Development (PD-19) read the first time and laid over to the next regular meeting of the City Council for final reading;

Declare ordinance for the Douglas Park Planned Development (PD-32) read the first time and laid over to the next regular meeting of the City Council for final reading;

Declare ordinance to adopt amendments to Sections 21.37.020, 21.29.090 and the Noise District Map of Section 8.80.160 of the Municipal Code read the first time and laid over to the next regular meeting of the City Council for final reading;

Declare ordinance to authorize the execution of the Douglas Park Development Agreement by the City Manager read the first time and laid over to the next regular meeting of the City Council for final reading;

Adopt resolution to establish a fee for the annual review of a development agreement; and

Adopt resolution to amend the Land Use, Transportation, and Noise Elements of the General Plan and the Bicycle Master Plan.

## 2. ADVISORY BODY: PLANNING COMMISSION

SUBJECT: Amendments to Zoning Ordinance and to the Local Coastal Program to allow "computer cafes" with ten or less computers at restaurants and allow "nude modeling" at art studios. (Case No. 0408-14) (Citywide) (Resolution adopting, after public hearing, amendments to the Local Coastal Program to permit live nude modeling for the purpose of art drawing; and "computer cafes" with ten or less computers as an accessory use; and authorizing the Director of Planning and Building to submit certified copies of this resolution and any and all implementing ordinances to the California Coastal Commission for approval and certification.) (Ordinance amending the Long Beach Municipal Code by amending Sections 21.15.110.G and 21.15.607; and by adding Sections 21.51.226 and 21.51.237, relating to live nude modeling for the purpose of art drawing; and computer cafes as an accessory use.)

## SUGGESTED ACTION:

Receive supporting documentation into the record, and conclude hearing;

Adopt resolution authorizing Director of Planning and Building to submit amendments to the Zoning Ordinance to the California Coastal Commission as a Local Coastal Program Amendment.

Declare ordinance read the first time and laid over to the next regular meeting of City Council for final reading.

**PUBLIC COMMENT: OBTAIN SPEAKER CARD FROM CITY CLERK**

Opportunity given to first 10 citizens who have submitted speaker cards in writing to the City Clerk to address the City Council on non-agenda items. (Currently limited to three minutes unless extended by City Council.)

**NOTICE TO THE PUBLIC**

All matters listed under the Consent Calendar are to be considered routine by the City Council and will all be enacted by one motion. There will be no separate discussion of said items unless members of the City Council, staff or the public request specific items be discussed and/or removed from the Consent Calendar for separate action. Requests by the public for separate consideration should be made to the Mayor's Office or City Clerk Department prior to the beginning of the Council meeting.

**CONSENT CALENDAR: (3 - 13)**

## 3. DEPARTMENT: CITY AUDITOR

SUBJECT: Review of master lease between the City of Long Beach and Bancap Marine Center, Inc.

## SUGGESTED ACTION:

Receive and file.



## 4. DEPARTMENT: CITY CLERK

SUBJECT: Claims for Damages.

SUGGESTED ACTION:

Refer to City Attorney the damage claims received between December 2, 2004 and December 9, 2004.

## 5. DEPARTMENT: COMMUNITY DEVELOPMENT

SUBJECT: Funding of Community projects under Neighborhood Partners Program.  
(Districts 1,2,4,6,9)

SUGGESTED ACTION:

Approve Community Development Advisory Commission funding recommendations for the FY04-05 Neighborhood Partners Program in the amount of \$31,531.92.

## 6. DEPARTMENT: FINANCIAL MANAGEMENT

SUBJECT: Appeal of revocation of Business License Number 20447180 held by ACCO Enterprises, 6543 East Spring Street. (District 5)

SUGGESTED ACTION:

Refer matter to Hearing Officer, in accordance with Long Beach Municipal Code 2.93.050 (B) (1), and request City Clerk to notify the licensee and affected City departments of the time and place of hearing.

## 7. DEPARTMENT: HEALTH AND HUMAN SERVICES

SUBJECT: Agreement with Los Angeles County to provide capacity building for HIV/AIDS Provider Network Services. (Citywide)

SUGGESTED ACTION:

Authorize City Manager to execute all necessary documents in an amount not to exceed \$300,000, from September 14, 2004 through February 28, 2007, and increase appropriations in the Health Fund (SR 130) and the Department of Health and Human Services (HE) by \$150,000.

## 8. DEPARTMENT: LAW

SUBJECT: Stipulations with Requests for Awards.

SUGGESTED ACTION:

Authorize City Attorney to submit for approval by Workers' Compensation Appeals Board, and if so approved, authority to pay \$9,640 in compliance with Appeals Board order for claim of Gary Christensen; \$8,680 for claim of Lillia Demasi; and \$11,516.25 for claim of Keith Snow.

## 9. DEPARTMENT: LAW

SUBJECT: Lynn Neill vs. City of Long Beach.

## SUGGESTED ACTION:

Authorize City Attorney to pay sum of \$5,579.18 in full settlement.

## 10. DEPARTMENT: LAW

SUBJECT: Mitchell Land & Improvement Company v. City of Long Beach.

## SUGGESTED ACTION:

Authorize City Attorney to pay sum of \$10,000 in full settlement.

## 11. DEPARTMENT: POLICE

SUBJECT: Alcoholic Beverage License Applications (Person-to-Person Transfers).

- A. Application of Delaware CPK Incorporated, dba California Pizza Kitchen Incorporated, for an on-sale general bonafide eating place license at 61 South Pine Avenue. (District 2)
- B. Application of Delaware CPK Incorporated, dba California Pizza Kitchen Incorporated, for an on-sale beer and wine for bonafide eating place license at 6417 East Pacific Coast Highway Unit A1. (District 3)
- C. Application of Rasmey Angkor Incorporated, dba Henry's Market, for an off-sale beer and wine license at 301 Loma Avenue. (District 3)
- D. Application of Seo IL Incorporated, dba Arco AM PM, for an off-sale beer and wine license at 1001 Redondo Avenue. (District 4)
- E. Application of Chi Wang Yoo and Mi Sook Yoo, dba Fox Liquor, for an off-sale general license at 5402 Orange Avenue. (District 8)

## SUGGESTED ACTION:

Receive and file with existing conditions.

## 12. DEPARTMENT: PUBLIC WORKS

SUBJECT: City of Long Beach Disadvantaged Business Enterprise Program for U. S. Department of Transportation Capital Improvement Projects. (Citywide)

## SUGGESTED ACTION:

Adopt FY 05 Overall Annual Disadvantaged Business Enterprise Goal in accordance with Title 49 of the Code of Federal Regulations, Part 26, for projects funded by the U. S. Department of Transportation.

Authorize City Manager to execute all necessary documents related to the Disadvantaged Business Enterprise Program.

## 13. DEPARTMENT: VARIOUS

SUBJECT: Minutes for filing:

Harbor Commission, November 29, 2004  
Water Commission, November 4, 2004

SUGGESTED ACTION:

Receive and file.

**SUGGESTED ACTION: CONCUR IN RECOMMENDATIONS ON CONSENT CALENDAR.****REGULAR AGENDA****DEPARTMENTAL COMMUNICATIONS:**

## 14. DEPARTMENT: CITY MANAGER

SUBJECT: Contract for managed health care services with Tristar Managed Care, Inc. for workers' compensation claims management. (Citywide)

SUGGESTED ACTION:

Authorize City Manager to execute contract for period beginning January 1, 2005, through December 31, 2005, with option for two year renewal.

Authorize City Manager to execute any subsequent amendments necessary to maintain service levels and remain in compliance with State and Federal laws.

## 15. ADVISORY BODY: PLANNING COMMISSION

SUBJECT: Housing Element 2003-2004 Annual Report.

SUGGESTED ACTION:

Receive and file.

ORDINANCES:

## 16. DEPARTMENT: LAW

SUBJECT: Ordinance finding and determining that a further credit is due against the Transportation Improvement Impact Fee applicable to the CSULB Foundation Technology Park located at 2000 West Nineteenth Street and authorizing the City Manager to execute an agreement regarding credit for transportation improvements made to Pacific Coast Highway from Cota Avenue to Nineteenth Street.

SUGGESTED ACTION:

Declare ordinance read the first time and laid over to the next regular meeting of the City Council for final reading.

## 17. DEPARTMENT: LAW

SUBJECT: Ordinance amending and restating Ordinance No. C-7894 setting aside and dedicating in perpetuity certain lands owned by the City of Long Beach for public park purposes and uses; and designating in perpetuity for park purposes and uses certain sites within the tidelands trust boundaries.  
(District 2)

## SUGGESTED ACTION:

Declare ordinance read and adopted as read.

18. COUNCIL COMMITTEE: COUNCILMEMBER VAL LERCH, NINTH DISTRICT, CHAIR,  
PUBLIC SAFETY COMMITTEE

SUBJECT: Ordinance amending the Long Beach Municipal Code relating to smoking in the work place and public places.

## SUGGESTED ACTION:

Declare ordinance read and adopted as read.

**NEW BUSINESS:**

19.

20.

21.

**PUBLIC: IMMEDIATELY PRIOR TO ADJOURNMENT**

Opportunity given to citizens to address the City Council on non-agenda items who have not already addressed the City Council on non-agenda items. (Currently limited to three minutes unless extended by City Council.)

**REMINDERS:**

December 21, 2004, Continued hearing to consider declaring City Council to be the Redevelopment Agency. (Citywide)

December 21, 2004, Hearing on Planning Commission zone change from CHW to CS to expand self storage facility at 4100 Cherry Avenue. (District 7)

NOTE: An agenda may be obtained from the City Clerk Department prior to the meeting or can be mailed if the City Clerk is provided self-addressed, stamped envelopes mailed to: City Clerk Dept., City Hall Plaza Level, 333 W. Ocean Blvd., Long Beach, CA 90802. You may view the agenda or documents on the Internet at [www.longbeach.gov](http://www.longbeach.gov). E-Mail correspondence can be directed to [cityclerk@longbeach.gov](mailto:cityclerk@longbeach.gov). Agenda items may be reviewed in the City Clerk Department or the Plaza Level Information Desk of the Main Library and at Branch Libraries. Communicate through the Telephone Device for the Deaf (TDD) at (562) 570-6626. If a special accommodation is desired pursuant to the Americans with Disabilities Act, or if you need the agenda provided in an alternate format, please phone the City Clerk Department at (562) 570-6101 by 12 noon Monday. Inquire at the City Council Chamber Audio-Visual Room for an assistive listening device.

March 17, 2022

CHAIR AND PLANNING COMMISSIONERS  
City of Long Beach California

**RECOMMENDATION:**

Approve Site Plan Review SPR22-002 to construct eight light industrial tilt-up buildings ranging in size from 38,000 square-feet to 188,000 square feet, totaling 947,084 square feet, located at 3855 Lakewood Boulevard in Subarea 8B of the Douglas Parking South Planned Development District (PD-32 South).  
(District 5)

APPLICANT: Patrick Russell for Sares Regis Group  
3501 Jamboree Road, Suite 3000  
Newport Beach, CA 92660  
(Application No. 2201-06)

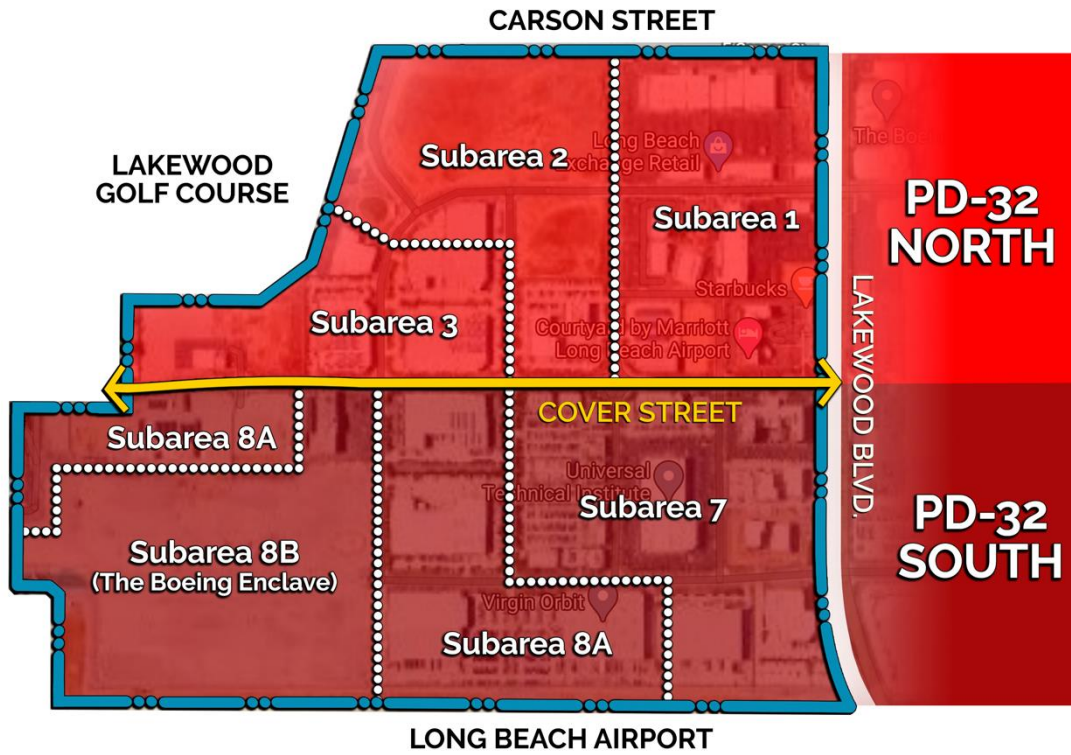
**DISCUSSION**

**Background**

The project site is located at 3855 Lakewood Boulevard, within the Douglas Park South Planned Development District (PD-32 South) (Attachment A - Vicinity Map). PD-32 is bounded on the north by Carson Street, on the south by the Long Beach Municipal Airport, on the east by Lakewood Boulevard, and on the west by the Lakewood Country Club Golf Course. The site comprises 238 acres (261 acres including the portion of Douglas Park located in City of Lakewood) of a former McDonnell-Douglas aircraft manufacturing facility that was approved for a phased mixed-use, master planned development that would consist of up to 3.3 million square feet of commercial/retail and industrial floor area, including office, research and development, light industrial, manufacturing and aviation-related uses, in addition to hotel uses. The proposed project is located within Subarea 8B of PD-32 South. Figure 1 is a map of PD-32 delineated into its six Subareas. Known as the Boeing Enclave, Subarea 8B is a 43.5-acre area that formerly housed facilities related to aircraft production, ground support, receiving and delivery operations, customer operations, aircraft and avionics testing, and other related uses. The Boeing Enclave is now entirely vacant, with its last remaining building being demolished in 2018. As stated in the PD-32 South Ordinance, "should current operations of this sub area be discontinued, the area will be developed with uses consistent with Subarea 8A, at which time the Development Standards for Subarea 8A shall govern."



Figure 1 – PD-32 Subarea Map



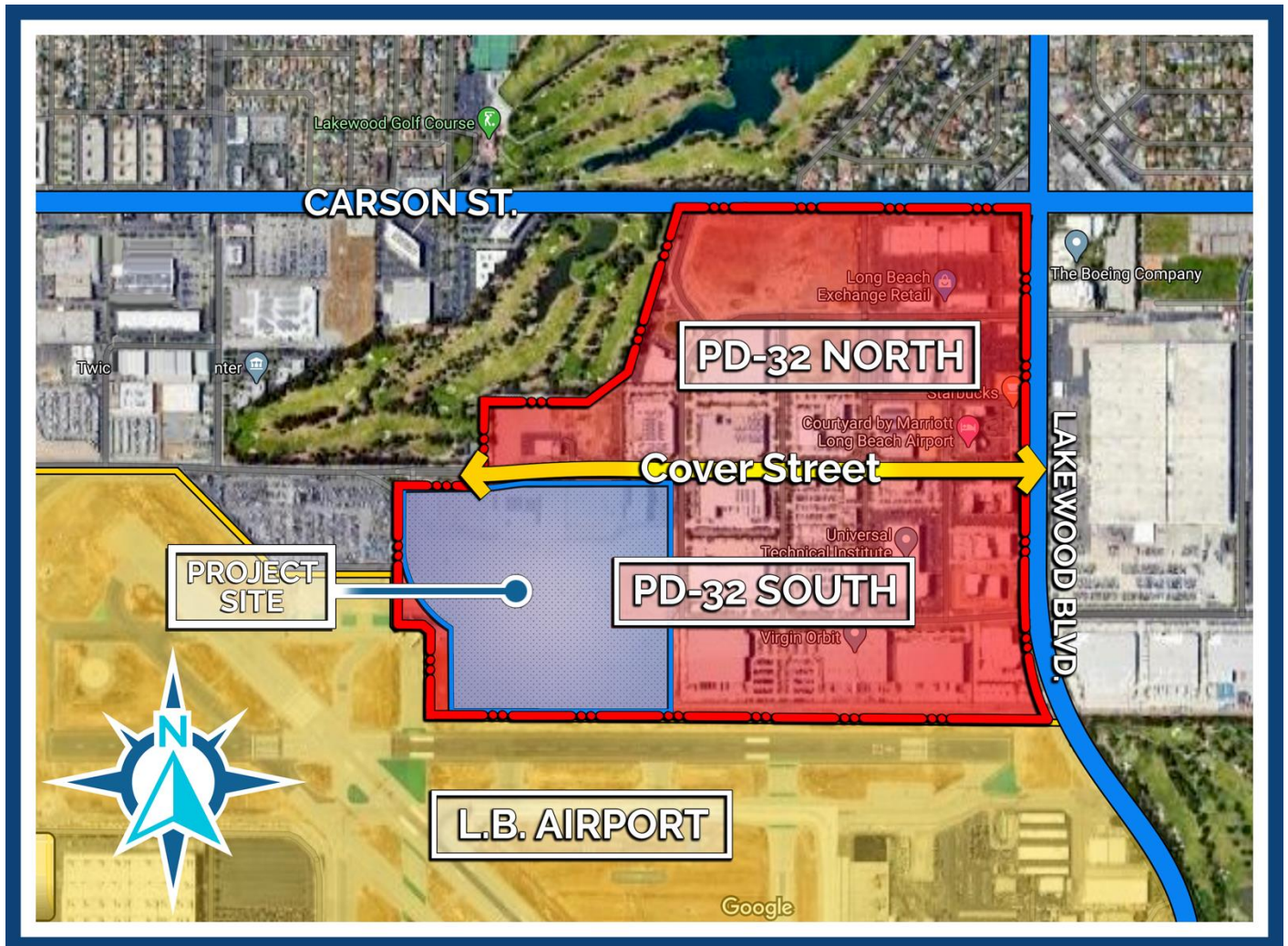
The project site is located along the south side of Cover Street, between Heinemann Avenue (to the east) and the City of Lakewood boundary (to the west) and is bordered to the south by the Long Beach Airport. It has a total size of approximately 2,076,636 square-feet (47.67 acres), including the portion located within the City of Lakewood. It has a Regional-Serving Facilities (RSF) General Plan PlaceType designation. Surrounding land uses are identified in Table 1, and Figure 2 shows the location of the project site, in relation to all of PD-32.

Table 1 – Adjacent Zoning and Land Uses

DIRECTION	ZONING	RIGHT-OF-WAY BOUNDARY	LAND USES
North	PD-32 North	Cover Street	Majority Vacant Land
South	General Industrial (IG)	N/A	Long Beach Airport
East	PD-32 South	Heinemann Avenue	Light Industrial
West	IG / City of Lakewood	N/A	Long Beach Airport / Parking



Figure 2 – Project Site and PD-32 Map



## Project Proposal and Entitlements

The Applicant, Sares Regis Group, is proposing to develop Pacific Pointe West (in correlation with previously developed Pacific Pointe, Pacific Pointe South, Pacific Pointe East, and Pacific Pointe Northwest). Development will include nearly 1,000,000 million square feet in eight new tilt-up concrete industrial buildings to be identified as Buildings 18-25 in continuation of previous building identification (Attachment B – Plans). Buildings for Pacific Pointe West are proposed as follows:

- Building 18 – 94,774 square-feet
- Building 19 – 38,499 square-feet
- Building 20 – 82,058 square-feet
- Building 21 – 107,949 square-feet
- Building 22 – 156,530 square-feet
- Building 23 – 119,545 square-feet
- Building 24 – 188,870 square-feet
- Building 25 – 158,859 square-feet

CHAIR AND PLANNING COMMISSIONERS

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The project will also include a total of 1,627 parking stalls. The Planning entitlements required for the proposed project include a Site Plan Review (SPR) requiring Planning Commission approval.

## Site Plan Review

Pursuant to Section 21.25.502 of the Long Beach Municipal Code (LBMC), new buildings exceeding 50,000 square-feet require an SPR with Planning Commission approval. On February 9, 2022, the SPR Committee reviewed and recommended that the project move forward to the Planning Commission for consideration, having found that positive SPR findings could be made on the basis that the proposed design is considered harmonious and consistent within itself and its surrounding area (Attachment C – SPR Findings). Development within PD-32 is subject to the Douglas Park Design Guidelines. The Design Guidelines include general criteria such as façade articulation, pedestrian connectivity (to the extent feasible), adequate accent color and material, appropriate scaling, outdoor space, and vehicular circulation, and the project has been found to be consistent with applicable requirements. The Design Guidelines are meant to set a high-quality precedent by which development in PD-32 can be made consistent and compatible throughout the business park.

As encouraged within the PD-32 Design Guidelines, each of the eight buildings incorporates architectural design features such as metal panels and canopies, varied roof heights, wing wall accents with cutouts, contrasting colors, glazing systems that add contrast in both material and color, and asymmetrical design to add visual interest (see Figure 3 for typical architectural features). These elements all work together to enhance the aesthetics of the proposed structures. While each of the eight buildings share similar features and materials, each building is unique and individual. To the extent feasible, outdoor space is satisfied with the incorporation of exterior patios adjacent to each building. Vehicular circulation and building placement are designed to facilitate ingress and egress routes for each site, and the requirements for fire lane clearances. The proposed project is not only compatible and consistent between each building, but it maintains the same high-quality architecture and exterior design characteristic of Douglas Park as a whole.

*Figure 3 – Building Architectural Rendering*





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SPR findings also require that the project be consistent with the General Plan. The RSF General Plan PlaceType has been applied to sites and areas in the City that serve a unique role, or population reaching beyond local concerns. The land uses allowed in these areas include uses that serve a regional need for medical and social services, education, goods movement, people movement, energy production and distribution, public utilities, and uses of a similar nature.

The proposed project is envisioned as a microcosm of Douglas Park as a whole, with the creation of a high-quality development that will provide space for businesses, generate jobs and continue to encourage the co-location of high-wage industry sectors located in the area, reinforcing Douglas Park's role as a local and regional employment center. The Land Use Element recognizes the PD-32 District as one of the many areas within the RSF PlaceType (and surrounding the Long Beach Airport) that has its own approved master plan offering a variety of allowable commercial and industrial uses that serve the regional community.

One of the citywide goals identified in the Land Use Element of the General Plan is to accommodate strategic growth and change (Goal No. 3 of the Land Use Element). Under this goal, the City aims to encourage this growth within strategic locations while preserving existing neighborhoods. The Land Use Element identifies the subject site as a target for one of the eight major areas of change (per Map LU-20 of the Land Use Element) that are the focus of the land use concept: "Promote regional-serving uses". Under this concept, PD-32 is recognized as a significant business park in proximity to the Long Beach Airport, again, contributing to high-quality jobs that serve regional and larger audiences. Based on the project site's location within PD-32, and its proximity to the Long Beach Airport, the 405 Freeway, and major automobile corridors, development within Douglas Park contributes to growth on a regional scale.

Strategy No. 7 of the Land Use Element is to "implement the major areas of change identified in this Land Use Plan (Map LU-20)." In particular, LU Policy 7-4 looks to encourage degraded and abandoned buildings and properties to transition to more productive uses through adaptive reuse or new development. The project site as a whole has been vacant for several years with previous uses consisting of aircraft manufacturing facilities. While Douglas Park as a whole has seen accelerated development in recent years, the project site (The Boeing Enclave) has remained vacant and is one of two vacant pieces of land that remain in PD-32. The proposed project will revitalize the vacant site with several upgrades including landscaping, high-quality architecture, new paving, off-site roadway improvements and a use that will increase its vitality above and beyond its current status.

The Urban Design Element of the General Plan sets forth several goals aimed at improving blighted or vacant properties in Long Beach. Strategy No. 15 within the Urban Design Element correlates to the proposed project as it is meant to "consider vacant parcels as infill opportunities." Specifically, Policy UD 15-2 aims to "promote infill projects that support the designated PlaceType and be appropriate in their use, scale, compactness of development, and design character with adjacent sites and nearby existing development." The proposed project offers a multi-building light-industrial development typical of the existing patterns in PD-32 in terms of building size and architectural quality. The applicant has worked with staff to develop a proposal that is characterized by a series of smaller industrial buildings, instead of fewer larger buildings, and a series of open spaces that

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create a more walkable and fine-grained environment, consistent with good urban design principles.

Strategy No. 14 of the Urban Design Element specifies that “building types and forms should contribute to the PlaceType they are sited within and should address potential conflicts between neighboring PlaceTypes by implementing buffering measures and thoughtful design patterns.” Policy UD 14-3 sets out to “allow new development projects to respond to their particular context and experiment with alternative development patterns while complementing their PlaceTypes.” The high-quality architectural style and appropriate scaling of the proposed buildings is compatible with the PD-32 development patterns and promotes consistency with Policy UD 15-2 and Policy UD 14-3.

## **PUBLIC HEARING NOTICE**

A total of 22 Public Hearing Notices were distributed on March 3, 2022, in accordance with the requirements of Chapter 21.21 of the Long Beach Municipal Code. At the time of writing this report, no public comment was received.

## **ENVIRONMENTAL REVIEW**

Pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, projects within PD-32 have been previously analyzed as part of the previously-certified PacificCenter Program Environmental Impact Report (PEIR) Addendum (State Clearinghouse No. 2001051048). Under the existing PEIR Addendum, the maximum allowable build-out of Douglas Park is 4 million square-feet. The proposed project falls within the total square-feet and anticipated levels of development and thus no additional environmental review is required. With the addition of the proposed project (approximately 947,084 square-feet), total buildout in Douglas Park would be approximately 3.52 million square-feet including this project. All mitigation measures under the PEIR would be incorporated as conditions of approval as applicable.

## **Conclusion**

The Boeing Enclave project site has been inactive and vacant for several years with the most recent active uses relating to aircraft manufacturing activity. The proposed project consists of a total of 947,084 square-feet of new building area that will contribute to the economic vitality of the surrounding area and the City of Long Beach as a whole, generating jobs and putting vacant land to productive use. The project is consistent the existing business park in terms of compatible development and uses, such as light-industrial, research and development, manufacturing, retail, and hotel uses that are currently at Douglas Park. The project includes high-quality architecture and materials, new paving, new landscaping, outdoor space and applicable offsite improvements that will help fulfill completion of the Douglas Park buildout. The project is subject to several Conditions of Approval to ensure its continued upkeep, maintenance and overall quality (Attachment D – Conditions of Approval). Staff recommends that the Planning Commission approve the SPR, subject to Conditions of Approval.



## **LEVINE ACT DISCLOSURE STATEMENT**

California Government Code Section 84308, commonly referred to as the "Levine Act," prohibits any Long Beach City Councilmember, the Mayor, and Commissioner ("City Officer") from participating in any action related to a proceeding if they receive any political contributions totaling more than \$250 within the previous twelve months, while a proceeding is pending, and for 12 months following the date a final decision in a proceeding concerning a license, permit, entitlement, franchise or, contract (collectively "license, permit, or contract") has been made, from the person or company awarded the said license or contract. The Levine Act also requires a City Officer that has received such a contribution to disclose the contribution on the record of the proceeding.

City Officers are listed at the following sites:

- The Mayor and Councilmembers - <https://www.longbeach.gov/officials/>
- Harbor Commissioners - <https://polb.com/commission>
- Water Commissioners - <https://lbwater.org/about-us/current-water-commissioners/>
- Planning Commissioners - <https://www.longbeach.gov/mayor/action/commissions/>
- Parks and Recreation Commissioners - <https://www.longbeach.gov/mayor/action/commissions/>
- Board of Examiners, Appeals, and Condemnation - <https://www.longbeach.gov/mayor/action/commissions/>
- Cultural Heritage Commission - <https://www.longbeach.gov/mayor/action/commissions/>
- Long Beach Community Investment Company - <https://www.longbeach.gov/lbds/hn/lbcic/>

**Proposers are responsible for accessing these links to review the names prior to answering the following questions.**

1. Have you or your company, or any agent on behalf of you or your company, made any political contributions of more than \$250 to any City Officer in the 12 months preceding the date of the submission of your proposals or the anticipated date of any City Council, Board, or Commission action related to this license, permit, or contract?

YES

NO

If yes, please identify the City Officer(s):

2. Do you or your company, or any agency on behalf of you or your company, anticipate or plan to make any political contribution of more than \$250 to any City Officer in the 12 months following any City Council, Board, or Commission action related to this license, permit, or contract?

YES

NO

If yes, please identify the City Officer(s):

Answering yes to either of the two questions above does not preclude the City of Long Beach from awarding a license, permit, or contract to your firm or any taking any subsequent action related to the said license, permit, or contract. It does, however, preclude the identified City Officers from participating in any actions related to this license, permit, or contract.

7/31/2023

Date

[Handwritten Signature]

Signature of authorized individual

Larry Libonish

Type or write name of authorized individual

Douglas Park Associates IV, LLC

Type or write name of company