



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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Long Beach, CA 90802

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October 1, 2015

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach
California

RECOMMENDATION:

Receive and file the 2014 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 2014 through December 2014. (District 5)

APPLICANT: Douglas Park-Long Beach Property Owners Association
250 El Camino Real, Suite 210
Tustin, CA 92780
(Application No.1509-16)

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 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).

2014 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 2014. Major development activity in 2014 includes:

- Urbana Development Medical Offices – Project entitlement March 2014 for two medical office buildings of 38,760 square feet and 52,800 square feet over at-grade parking structures, with 398 parking spaces;
- Universal Technical Institute – Project entitlement September 2014 for a 138,299-square-foot automotive trade school facility, with 415 parking spaces;

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- Metro Ports Office Building – Project entitlement October 2014 for a 35,750-square-foot office building, with 170 parking spaces;
- Sares/Regis – Pacific Pointe South, Building 8 permit issuance for a new industrial building of 58,796 square feet with 106 parking spaces.

Staff has reviewed the annual report POA and determined that all activity described in Exhibit B is in compliance with the terms of the DA. Staff recommends that the Planning Commission receive and file the 2014 annual report from the Douglas Park POA and find that the project is in compliance with the terms and conditions required of the DA.

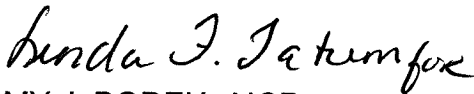
Respectfully submitted,



JEFF WINKLEPLECK
CURRENT PLANNING OFFICER



LINDA F. TATUM, AICP
PLANNING BUREAU MANAGER

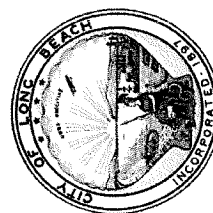


AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

AJB:LFT:JW:CJ

P:\Planning\PC Staff Reports (Pending)\2015-10-1\2014 DA Update Staff Report – 1506-19

Attachments: Exhibit A – Location Map
 Exhibit B – Development Review Status Matrix



Subject Property:

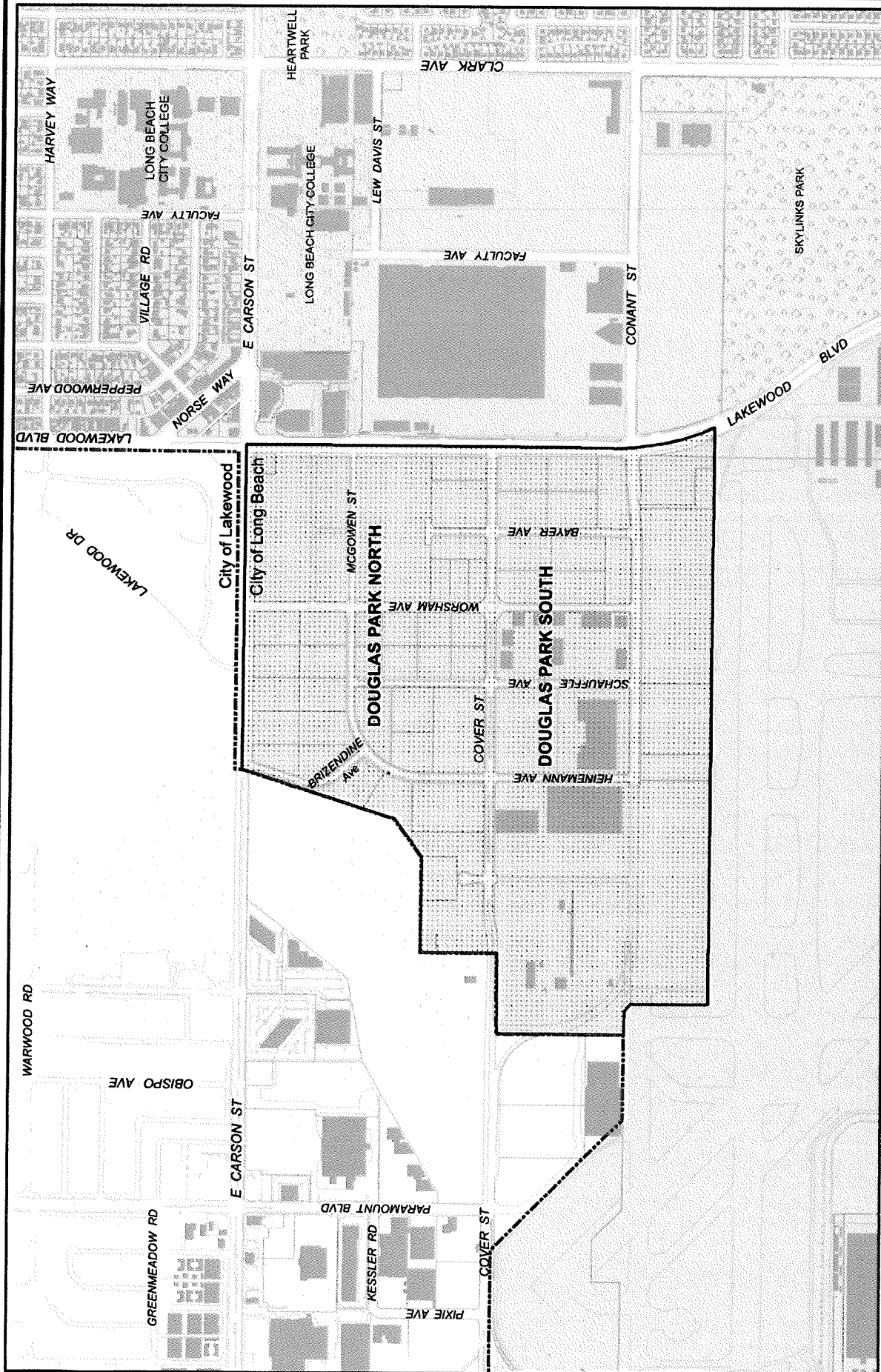
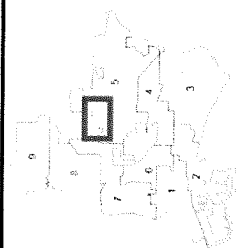
3855 Lakewood Blvd

Application No. 1509-16

Council District 5

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

Exhibit A



ANNUAL REVIEW OF COMPLIANCE WITH THE TERMS OF THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT 2014

7.2.15 cm

DA Ref	Description	Development Agreement Requirement	Itemized Compliance	2014 Work in Progress and Commitment to Perform
Entitlement rights and obligations transferred from Boeing to Sares Regis by Assignment.				
Sares Regis/Boeing Sales Transactions closed 2011 & 2012				
	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	"Phase 4 On-Site Roadway Infrastructure" 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 shall be completed by Sares Regis pending property sale and construction.
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	"Phase 5 On-Site Roadway Infrastructure" 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.
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.
	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	

Douglas Park Development ** Permit Matrix

List of the various Ministerial Permits and Approvals for 2014 - 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 2014

Project Segment	Approx Submittal Date *	Anticipated Date	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.
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 and sold to Food Technology & Design, LLC
Grading - 3815 Shaufele Ave		1/19/13	12/27/12	Thienes Engineering	completed and sold to The Kong Company LLC
Grading - 3860 McGowen Street		1/19/14	12/27/12	Thienes Engineering	completed and sold to Los Angeles Property, LLC
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 and sold to Food Technology & Design, LLC
Building - 3815 Shaufele Ave		2/16/12	12/27/12	DeRevere & Associates	completed and sold to The Kong Company LLC
Building - 3860 McGowen Street		2/16/12	12/27/12	DeRevere & Associates	completed and sold to Los Angeles Property, LLC
Building - 3833 McGowen Street		2/16/12	12/27/12	DeRevere & Associates	completed
Fire Sprinkler - 3851 Shaufele Ave		2/16/12	12/27/12	General Underground	completed and sold to Food Technology & Design, LLC
Fire Sprinkler - 3815 Shaufele Ave		2/16/12	12/27/12	General Underground	completed and sold to The Kong Company LLC
Fire Sprinkler - 3860 McGowen Street		2/16/12	12/27/12	General Underground	completed and sold to Los Angeles Property, LLC
Fire Sprinkler - 3833 McGowen Street		2/16/12	12/27/12	General Underground	completed
Underground Fire Line - 3851 Shaufele Ave		2/16/12	12/27/12	General Underground	completed and sold to Food Technology & Design, LLC
Underground Fire Line - 3815 Shaufele Ave		2/16/12	12/27/12	General Underground	completed and sold to The Kong Company LLC
Underground Fire Line - 3860 McGowen Street		2/16/12	12/27/12	General Underground	completed and sold to Los Angeles Property, LLC
Underground Fire Line - 3833 McGowen Street		2/16/12	12/27/12	General Underground	completed
Building - 3833 Worsham		July 2014			Permit Pending
Building - 3828 Shaufele		July 2014			Permit Pending
Building - 3515 McGowen					Permit Pending
Building - 3815 McGowen					Permit Pending, Sold to 3833 Holding Co., LLC
Vacant Lots 6 & 8, 3833 Worsham					Permit Pending, Sold to Douglas Park Medical Office I, LLC
Vacant Lots 5 & 7, 3828 Shaufele					Permit Pending, Sold to Douglas Park Medical Office II, LLC
Pacific Point South Permits - South of Conant Street					
Street Improvement Plans					Completed
Rough Grading - 3788 Conant Street		2/17/12		Thienes Engineering	Completed, Sold to United Pacific Industries, Inc.
Rough Grading - 4022 Conant Street		10/10/12		Thienes Engineering	Completed, Sold to Vogel Properties, Inc.
Rough Grading - 4184 Conant Street		10/10/12		Thienes Engineering	Completed, Sold to Turbo Air, Inc.
Building - 3788 Conant Street		10/10/12		DeRevere & Associates	Completed, Sold to United Pacific Industries, Inc.
Building - 4022 Conant Street		11/27/12		DeRevere & Associates	Completed, Sold to Vogel Properties, Inc.
Building - 4184 Conant Street		1/23/13		DeRevere & Associates	Completed, Sold to Turbo Air, Inc.
Building - 3645 Lakewood		October 2014			Permit Pending, Sale pending to Shimadzu Precision Instruments, Inc.

Douglas Park Development ** Permit Matrix

List of the various Ministerial Permits and Approvals for 2014 - In Progress

Per section 3.3.1 Ministerial Permits and Approvals of the Douglas Park Development Agreement, the following list is provided.
Third Quarter Update -- September 2014

Project Segment	Approx Submittal Date *	Anticipated Date	Anticipated Construction	Lead Technical Consultant	Comments
The Boeing Company:					
Segment 7 Infrastructure (Connects design for Segments 3 and 4 through endave)	Oct-08	Mar-09	TBD	Barghausen Consulting Engineers, Inc.	Approved January '09 - Design only, construction permitting shall be at the time of Endave Decommission.
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 and sold to Food Technology & Design, LLC
Grading - 3815 Shaufele Ave		1/19/13	12/27/12	Thienes Engineering	completed and sold to The Kong Company LLC
Grading - 3860 McGowen Street		1/19/14	12/27/12	Thienes Engineering	completed and sold to Los Angeles Property, LLC
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 and sold to Food Technology & Design, LLC
Building - 3815 Shaufele Ave		2/16/12	12/27/12	DeRevere & Associates	completed and sold to The Kong Company LLC
Building - 3860 McGowen Street		2/16/12	12/27/12	DeRevere & Associates	completed and sold to Los Angeles Property, LLC
Building - 3833 McGowen Street		2/16/12	12/27/12	DeRevere & Associates	completed
Fire Sprinkler - 3851 Shaufele Ave		2/16/12	12/27/12	General Underground	completed and sold to Food Technology & Design, LLC
Fire Sprinkler - 3815 Shaufele Ave		2/16/12	12/27/12	General Underground	completed and sold to The Kong Company LLC
Fire Sprinkler - 3860 McGowen Street		2/16/12	12/27/12	General Underground	completed and sold to Los Angeles Property, LLC
Fire Sprinkler - 3833 McGowen Street		2/16/12	12/27/12	General Underground	completed and sold to 3833 Holding Co, Inc.
Underground Fire Line - 3815 Shaufele Ave		2/16/12	12/27/12	General Underground	completed and sold to Food Technology & Design, LLC
Underground Fire Line - 3815 Shaufele Ave		2/16/12	12/27/12	General Underground	completed and sold to The Kong Company LLC
Underground Fire Line - 3860 McGowen Street		2/16/12	12/27/12	General Underground	completed and sold to Los Angeles Property, LLC
Underground Fire Line - 3833 McGowen Street		2/16/12	12/27/12	General Underground	completed
Building - 3833 Worsham		July 2014			Permit Pending
Building - 3828 Shaufele		July 2014			Permit Pending
Building - 3515 McGowen					Completed Construction
Building - 3815 McGowen					Completed , sold to 3833 Holding Co, Inc.
Vacant Lots 6 & 8, 3833 Worsham					Under Construction, Sold to Douglas Park Medical Office I, LLC
Vacant Lots 5 & 7, 3828 Shaufele					Under Construction, Sold to Douglas Park Medical Office I, LLC
Pacific Point South Permits - South of Conant Street					
Street Improvement Plans					
Rough Grading - 3788 Conant Street		2/17/12		Thienes Engineering	Completed
Rough Grading - 4022 Conant Street		10/10/12		Thienes Engineering	Completed, Sold to United Pacific Industries, Inc.
Rough Grading - 4184 Conant Street		10/10/12		Thienes Engineering	Completed, Sold to Vogel Properties, Inc.
Building - 3788 Conant Street		10/10/12		Thienes Engineering	Completed, Sold to Turbo Air, Inc.
Building - 4022 Conant Street		11/16/12		DeRevere & Associates	Completed, Sold to United Pacific Industries, Inc.
Building - 4184 Conant Street		11/27/12		DeRevere & Associates	Completed, Sold to Vogel Properties, Inc.
Building - 3645 Lakewood		1/23/13		DeRevere & Associates	Completed, Sold to Turbo Air, Inc.
		October 2014			Under Construction, Sold to Shimadzu Precision Instruments, Inc.

Douglas Park Development ** Permit Matrix

List of the various Ministerial Permits and Approvals for 2014 - In Progress

Per section 3.3.1 Ministerial Permits and Approvals of the Douglas Park Development Agreement, the following list is provided.
Fourth Quarter Update - December 2014

Project Segment	Approx Submittal Date *	Anticipated Date	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.
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 and sold to Food Technology & Design, LLC
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Grading - 3860 McGowen Street		1/19/14	12/27/12	Thienes Engineering	completed and sold to Los Angeles Property, LLC
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Underground Fire Line - 3815 Shaufele Ave		2/16/12	12/27/12	General Underground	completed and sold to Food Technology & Design, LLC
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Building - 3833 Worsham		July 2014			Permit Pending
Building - 3828 Shaufele		July 2014			Permit Pending
Building - 3515 McGowen					Completed Construction
Building - 3815 McGowen					Completed , sold to 3833 Holding Co. Inc.
Vacant Lots 6 & 8, 3833 Worsham					Under Construction, Sold to Douglas Park Medical Office I, LLC
Vacant Lots 5 & 7, 3828 Shaufele					Under Construction, Sold to Douglas Park Medical Office I, LLC
Pacific Point South Permits - South of Conant Street					
Street Improvement Plans					
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Building - 4022 Conant Street		11/16/12		DeRevere & Associates	Completed, Sold to United Pacific Industries, Inc.
Building - 4184 Conant Street		11/27/12		DeRevere & Associates	Completed, Sold to Vogel Properties, Inc.
Building - 3645 Lakewood		1/23/13		DeRevere & Associates	Completed, Sold to Turbo Air, Inc.
Building		10/1/14			Under Construction, Sold to Shimadzu Precision Instruments, Inc.
Building			11/1/14		Construction of 7.1 acres, 142,000 sf building, for Universal Technical Institute, began 4th quarter 2014 and is estimated to be complete in July 2015