



# 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

August 17, 2017

## CHAIR AND PLANNING COMMISSIONERS

City of Long Beach  
California

### RECOMMENDATION:

Receive and file the 2016 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 2016 through December 2016. (District 5)

APPLICANT: Douglas Park-Long Beach Property Owners Association  
250 El Camino Real, Suite 210  
Tustin, CA 92780  
(Application No. 1706-12)

### 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).

### 2016 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), including any relevant activity that occurred on the project in 2016. As the Douglas Park site is nearly completely developed, the majority of active obligations have been satisfied in previous years. Remaining obligations for 2016 and beyond correlate to current and future development of remaining parcels and the requirements to develop necessary infrastructure. Staff has also prepared an additional matrix which includes applicable DA exhibits, providing supplemental context of the overall accomplishments within Douglas Park to date, applicable activity in 2016, and future obligations (Exhibit C – Douglas Park 2016 DA Compliance List).

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Page 2 of 2

Entitlement or development activity that commenced in 2016 includes:

- Acceptance and approval of the final designs for Jansen Green Park.
- 2H Construction Headquarters at 3849 McGowen Street – Project entitlement approved March 1, 2016, for a 32,000-square-foot light-industrial/office building with 62 parking spaces.
- Vogel Headquarters at 3880 McGowen Street – Project entitlement approved July 14, 2016, for a 43,000-square-foot light-industrial building with 66 parking spaces.
- Hampton Inn & Homewood Suites by Hilton at 3771 Lakewood Boulevard– Construction commenced 3<sup>rd</sup> quarter of 2016, 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.
- The Terminal at 3737 Bayer Avenue – Project entitlement approved August 18, 2016, for four 2-story creative office buildings of 96,448 square feet with 368 parking spaces.
- United Pacific Headquarters at 4130 Cover Street – Project entitlement approved April 14, 2016, for a 2-story, 41,000-square-foot office building with 121 parking spaces.
- Long Beach Exchange at 4069 Lakewood Boulevard – Project entitlement approved October 6, 2016, for a 266,049-square-foot retail-commercial development.

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 2016 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



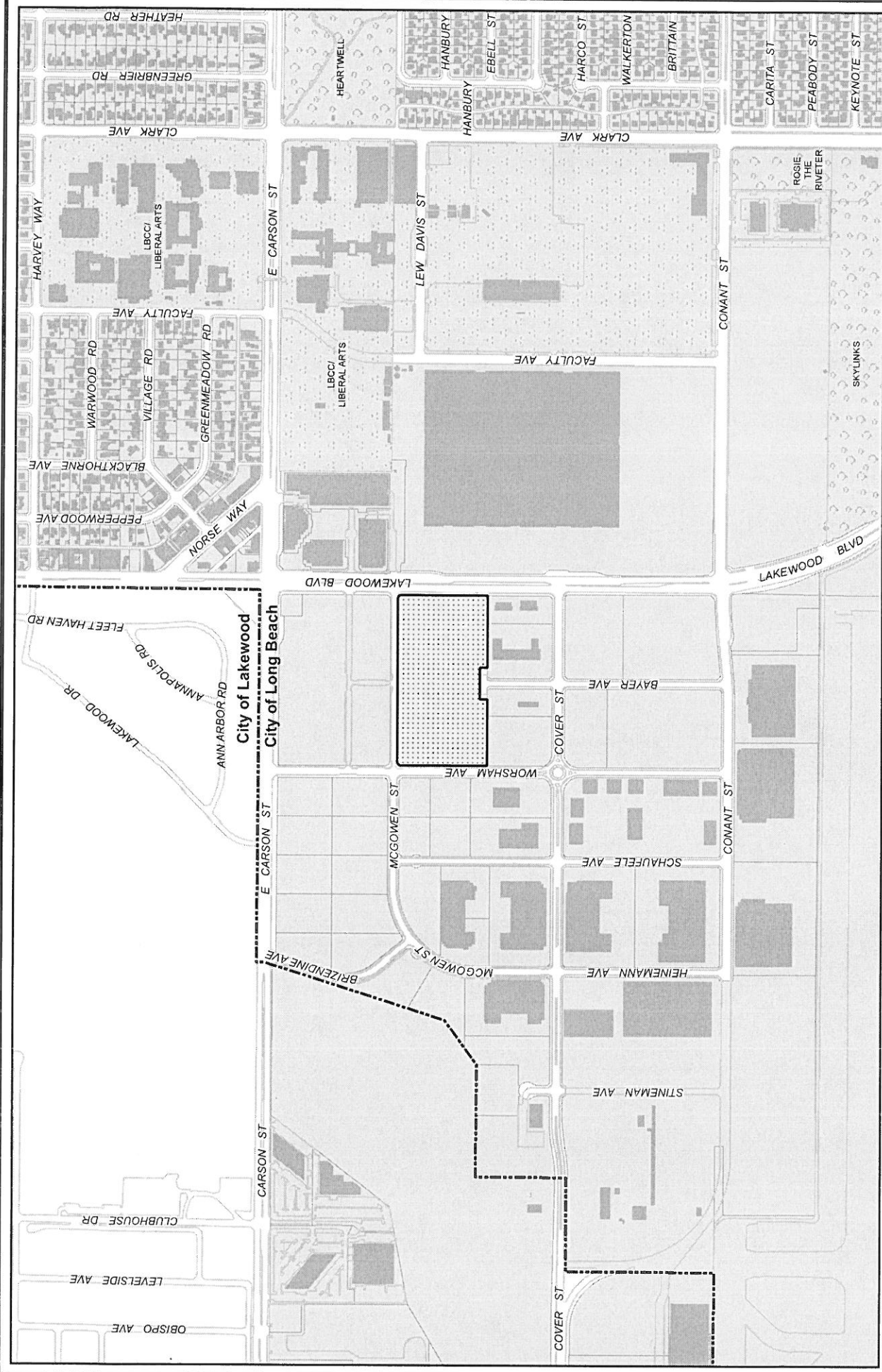
AMY J. BODEK, AICP  
DIRECTOR OF DEVELOPMENT SERVICES

AJB:LFT:CT:CJ

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Attachments:   Exhibit A – Location Map  
                      Exhibit B – Development Summary  
                      Exhibit C – Douglas Park 2016 DA Compliance List

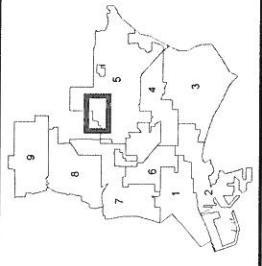




**Subject Property:**  
3855 Lakewood Blvd  
Application No. 1706-12  
Council District 5  
Zoning Code : PD-32 SubArea: 1  
Overlay: Main St



# Exhibit A



**ANNUAL REVIEW OF COMPLIANCE WITH THE TERMS OF THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT 2016**

**EXHIBIT B**

DA Ref	Description	Development Agreement Requirement	Itemized Compliance	2016 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 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	<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.
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 2016.
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 2016.
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-LONG BEACH PROPERTY OWNERS ASSOCIATION**  
**TEL. 949.448.6300 FAX 949.448.6500**

July 19, 2017

Mr. Cuentin Jackson  
City of Long Beach  
333 W. Ocean Boulevard, 5<sup>th</sup> Fl.  
Long Beach, CA 90802

RE: Douglas Park Amended and Restated Development Agreement  
Annual Review – Project Number 484807

Dear Mr. Jackson,

Pursuant to Section 5.1 of the Douglas Park Amended and Restated Development Agreement, the Company shall conduct an annual review of the Company's compliance with the Agreement. Such annual review shall be limited in scope to determining good faith compliance with the provisions of the Agreement. As part of the review, the Company shall submit an annual monitoring review statement to the Planning Commission describing its actions in compliance with the Agreement, in a form acceptable to the City within forty-five days after written notice from the City requesting that statement. The annual review is based on a calendar year and is subject to the City's Annual Review Fee as described in Section 5.5 of the Agreement.

I have attached a matrix itemizing project compliance during 2016. A hardcopy of this matrix, along with the jurisdictional fee of \$3,144.00, has been mailed out today via FedEx directly to you at the address noted above.

If you have questions, please contact me at (949) 448-6333 or via email at [ANguyen@MarWestCommercial.com](mailto:ANguyen@MarWestCommercial.com).

Sincerely,  
*Amie Nguyen*

Association Manager, MarWest Commercial

On behalf of the Douglas Park – Long Beach Property Owners Association

cc: Patrick West, City Manager, City of Long Beach  
Michael J. Mais, Assistant City Attorney, City of Long Beach  
Amy Bodek, Special Projects Officer, City of Long Beach  
Ara Maloyan, City Engineer, City of Long Beach  
Truong Huynh, Engineering Plan Check Officer, City of Long Beach  
Larry Lukanish, Sares Regis Group  
Stephane Wandel, The Boeing Company

