



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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Long Beach, CA 90802

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December 20, 2018

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach
California

RECOMMENDATION:

Receive and file the 2017 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 2017 through December 2017. (District 5)

APPLICANT: Douglas Park-Long Beach Property Owners Association
250 El Camino Real, Suite 210
Tustin, CA 92780
(Application No. 1811-15)

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).

2017 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. As the Douglas Park site is nearly completely developed, the majority of active obligations have been satisfied in previous years. Remaining obligations for 2017 and beyond correlate to current and future development of remaining parcels and the requirements to develop necessary infrastructure. Staff has prepared a matrix which includes applicable DA exhibits, providing supplemental context of the overall accomplishments within Douglas Park to date, applicable activity in 2017, and future obligations (Exhibit B – Douglas Park 2017 DA Compliance List).

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Entitlement or development activity that commenced in 2017 includes:

- Construction of Jansen Green Park commenced and near completion.
- 2H Construction Headquarters at 3849 McGowen Street – Permits issued January 11, 2017 and construction commenced and near completion, for a 32,000-square-foot light-industrial/office building with 62 parking spaces.
- Vogel Headquarters at 3880 McGowen Street – Construction completed September 22, 2017, for a 43,000-square-foot light-industrial building with 66 parking spaces.
- Hampton Inn & Homewood Suites by Hilton at 3771 Lakewood Boulevard– Permits issued May 18, 2017 and construction completed December 2, 2017, 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 – Construction completed December 26, 2017, for four 2-story creative office buildings of 96,448 square feet with 368 parking spaces.
- United Pacific Headquarters at 4130 Cover Street – Construction completed July 21, 2017, for a 2-story, 41,000-square-foot office building with 121 parking spaces.
- Long Beach Exchange at 4069 Lakewood Boulevard – Construction commenced in 2017, for a 266,049-square-foot retail-commercial development.
- Pacific Pointe Northwest at Entitlement approved October 5, 2017, for four light industrial buildings totaling 918,000 square feet with 663 parking spaces.

Staff has reviewed all pertinent documents and information and determined that all activity in 2017 is in compliance with the terms of the DA. Staff recommends that the Planning Commission receive and file the 2017 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,



CUENTIN JACKSON
PROJECT PLANNER



ALEXIS OROPEZA
SENIOR PLANNER



CHRISTOPHER KOONTZ, AICP
PLANNING BUREAU MANAGER



LINDA TATUM, FAICP
DIRECTOR OF DEVELOPMENT SERVICES

LFT:CK:AO:CJ

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Attachments: Exhibit A – Location Map
Exhibit B – Douglas Park 2017 DA Compliance List