

CITY OF LONG BEACH

H-2

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 4th Floor Long Beach, CA 90802 Phone: 570.6615 Fax: 570.6215

October 6, 2009

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Receive the supporting documentation into the record, conclude the public hearing, declare the ordinance amending the Douglas Park Planned Development (PD-32) read for the first time and laid over to the next regular meeting of the City Council for final reading;

Adopt a resolution amending the Land Use, Noise, and Transportation Elements of the General Plan and the Bicycle Master Plan for Douglas Park;

Declare ordinance amending the Noise District Map read the first time and laid over to the next regular meeting of the City Council for final reading; and

Declare the ordinance approving the Amended and Restated Development Agreement and authorizing the City Manager to execute it in substantially the same form as attached, read the first time and laid over to the next regular meeting of the City Council for final reading. (District 5)

DISCUSSION

The 238-acre Douglas Park site is located at 3855 Lakewood Boulevard. See attached Location Map (Exhibit A).

The Boeing Company is requesting a change to the 2004 Development Agreement and associated Site Plan. The change essentially converts the planned uses in the northern section of the project (north of Cover Street) from residential to commercial. While the proposed change requires updates to the General Plan and Douglas Park Planned Development (PD-32) to allow for the new uses, staff and Boeing are also updating the Development Agreement to appropriately address the changes.

The proposed revisions to PD-32 (Exhibit B) would allow up to 3.75 million square feet of commercial/light industrial uses, up to 250,000 square feet of retail uses and up to 400 hotel rooms. The attached Site Plan (Exhibit C) shows retail uses in the northeastern portion of the site and office uses located to the west and south of this area. Approximately 10 acres of open space, which would consist of several plaza areas, bike paths, enhanced pedestrian connections, street gateways, and landscape buffers, would be provided on-site.

Land Use	Approved Project (2004)	Proposed Project (2009)
Commercial/Industrial	3.1 million sq. ft.	3.75 million sq. ft.
Retail	200,000 sq. ft.	250,000 sq. ft.
Open Space	13 acres	10 acres
Hotel	400 rooms	400 rooms
Residential	1,400 units	0 unit

Replacing the housing component with additional commercial and light industrial uses north of Cover Street provides more compatible land uses with the development surrounding the project site. The proposed project will facilitate the implementation of the General Plan in terms of maintaining and enhancing a major employment center; developing a well-balanced community offering well-planned commercial districts, and a coordinated circulation system for safe and efficient movement of people and commodities.

The project will provide thousands of jobs with an annual direct and indirect payroll of over \$1.2 billion making this project an economic engine in the region.

Employment Type	Total GSF	No. of Employees	Annual Payroll Per Job
Office	1,761,000	7,333	\$72,000
Industrial/R&D	1,629,000	4,941	\$61,000
Retail	250,000	500	\$24,000
Hotel	400 rooms	440	\$28,000
Total-Douglas Park	4,000,000	13,214	\$64,000
Total Los Angeles County- Average Annual Payroll			\$48,000

On September 3, 2009, the Planning Commission certified an Environmental Impact Report Addendum (Exhibit D) for the project, approved revised design guidelines for PD-32, and approved a Vesting Tentative Tract Map for the project. In addition, the Planning Commission forwarded recommendations of approval to the City Council for the Development Agreement, the revised PD-32, and amendments to the General Plan (Exhibit E-Findings and Conditions of Approval).

Development Agreement

In order to effectuate development of the revised project, staff and Boeing have negotiated terms of a Restated and Amended Development Agreement (Exhibit F –Revised Development Agreement). To appropriately offset potential impacts of the Revised Project as well as provide for a balanced and beneficial development, the Revised Development Agreement includes several major deal points listed below:

- On-site and off-site infrastructure improvements (\$8.25 million).
- Housing and job training (\$650,000).

- Contribution of \$2.6 million in fees.
- Approximately 10 acres of community open space (\$12.6 million).
- Carson Street and Lakewood Boulevard landscape improvements (\$1.5 million).
- Donate land for Airport Safety Zone (\$211,000).

In accordance with the legislative findings set forth in section 65864 of the Development Agreement Act, the City wishes to achieve certain public objectives that will be advanced by this Revised Development Agreement, including the timely development of the property in accordance with the City's land use regulations. Moreover, the Revised Development Agreement will guarantee implementation of necessary improvements and attain a high level of sustainable design. The City Council is requested to adopt an ordinance to authorize the execution of the Revised Development Agreement by the City Manager.

General Plan Amendments

Boeing is requesting the City Council adopt amendments to Land Use, Noise and Transportation Elements of the General Plan and Bicycle Master Plan. California State law requires each city to adopt a General Plan for their long-term physical development consisting of a series of development policies and objectives. A summary of the proposed map and text amendments are provided below:

- *Land Use Element* - Delete all statements pertaining to residential use within Planned Development District PD-32 and Long Beach Airport Activity Center.
- *Transportation Element* - A component of the Transportation Element is a provision for bicycle and pedestrian movement throughout the City. The project currently provides a Class I bike path through the project site. The revised project would provide additional Class II bike routes throughout the project site, thus, helping to connect one of the City's east to west bike path connections as identified in the Bicycle Master Plan's long-range goals. As a result, the Bicycle Facilities Map is proposed to be updated to reflect the new proposed bicycle routes in the Transportation Element and the companion Bicycle Master Plan.
- *Noise Element* - Amend Noise District Map to show District 2 north of Cover Street.

This letter was reviewed by Assistant City Attorney Michael Mais on September 2, 2009 and by Budget and Performance Management Bureau Manager David Wodynski on September 2, 2009.

SUSTAINABILITY

Green building development standards will be addressed and included in the development standards for the overall project.

TIMING CONSIDERATIONS

State law requires an action to approve or disapprove a project to be taken by the City Council within 180 days from the date of certification by the lead agency of the EIR. The Planning

Commission certified the project EIR on September 3, 2009 (Exhibit D). A one-time extension of no more than 90 days may be granted if requested in writing and agreed to by both the City and applicant.

FISCAL IMPACT

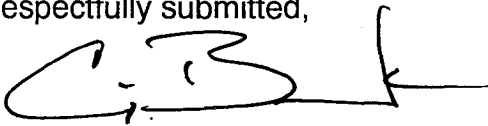
At full build-out, the project is expected to provide:

- On-site and off-site project infrastructure improvements.
- Temporary employment estimated up to 3,800 persons and long term employment estimated up to 13,300 persons with an annual direct and indirect payroll of over \$1.2 billion.
- Contribution of \$2.6 million in fees.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



CRAIG BECK
DIRECTOR OF DEVELOPMENT SERVICES

CB:AB:DB:sr

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- Attachments:
- City Council Ordinances
 - City Council Resolution
 - Exhibit A - Location Map
 - Exhibit B- Douglas Park Planned Development (PD-32)
 - Exhibit C - Site Plan
 - Exhibit D - EIR 36-02 and EIR Addendum (CD Format)
 - Exhibit E – Findings and Conditions of Approval
 - Exhibit F – Draft Development Agreement (CD Format)

APPROVED:



PATRICK H. WEST
CITY MANAGER

OFFICE OF THE CITY ATTORNEY
ROBERT E. SHANNON, City Attorney
333 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802-4664

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ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF LONG BEACH AMENDING THE LONG BEACH
MUNICIPAL CODE BY AMENDING SECTION 8.80.160 BY
AMENDING THE NOISE DISTRICT MAP

WHEREAS, environmental documentation having been prepared, certified,
received and considered as required by law, and the City Council hereby finding that the
proposed change will not adversely affect the character, livability or appropriate
development of the surrounding area and that the proposed change is consistent with the
goals, objectives and provisions of the General Plan.

NOW, THEREFORE, the City Council of the City of Long Beach ordains as
follows:

Section 1. Section 8.80.160 of the Long Beach Municipal Code is
amended by amending the Noise District Map which is attached hereto and incorporated
herein by this reference as Exhibit "A".

Section 2. The City Clerk shall certify to the passage of this ordinance by
the City Council and cause it to be posted in three (3) conspicuous places in the City of
Long Beach, and it shall take effect on the thirty-first (31st) day after it is approved by the
Mayor.

I hereby certify that the foregoing ordinance was adopted by the City
Council of the City of Long Beach at its meeting of _____, 20__, by the
following vote:

Ayes: Councilmembers: _____

OFFICE OF THE CITY ATTORNEY
ROBERT E. SHANNON, City Attorney
333 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802-4664

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Noes: Councilmembers: _____

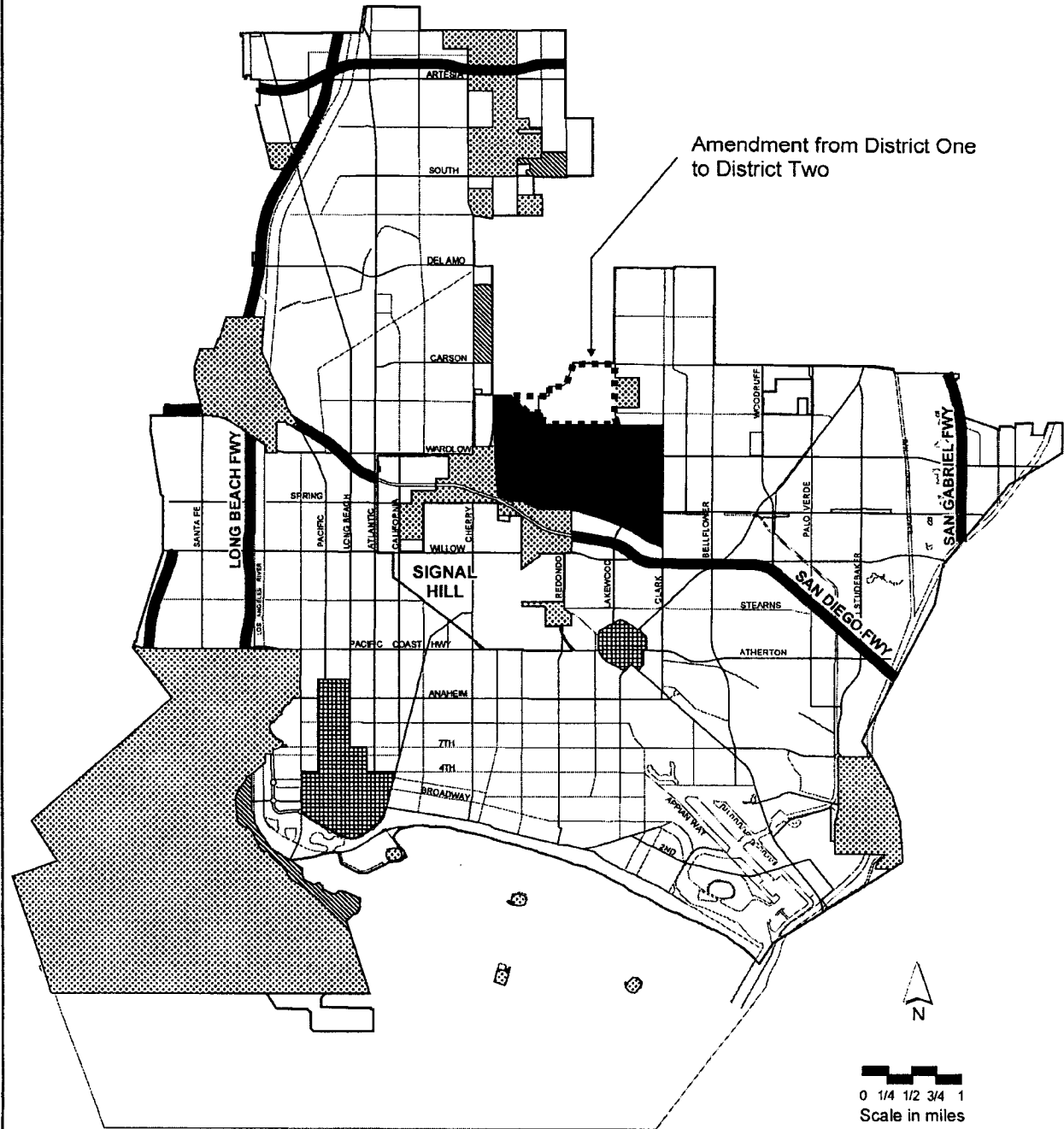
Absent: Councilmembers: _____

City Clerk

Approved: _____
(Date)

Mayor

NOISE DISTRICT MAP



* Noise at Long Beach Airport is regulated by State & Federal Laws. It is the responsibility of the Noise Control Officer to address complaints filed against aircraft noise, report all violations to proper enforcing agencies and the Long Beach City Council.

- District 1 - Remainder of the City
- District 2
- District 3
- District 4
- District 5 - Preempted by other Agencies*

